



Rezoning Staff Report

Case No. ZON26-0002

Planning & Zoning Commission: May 11, 2026

City Council (1st Reading): June 16, 2026

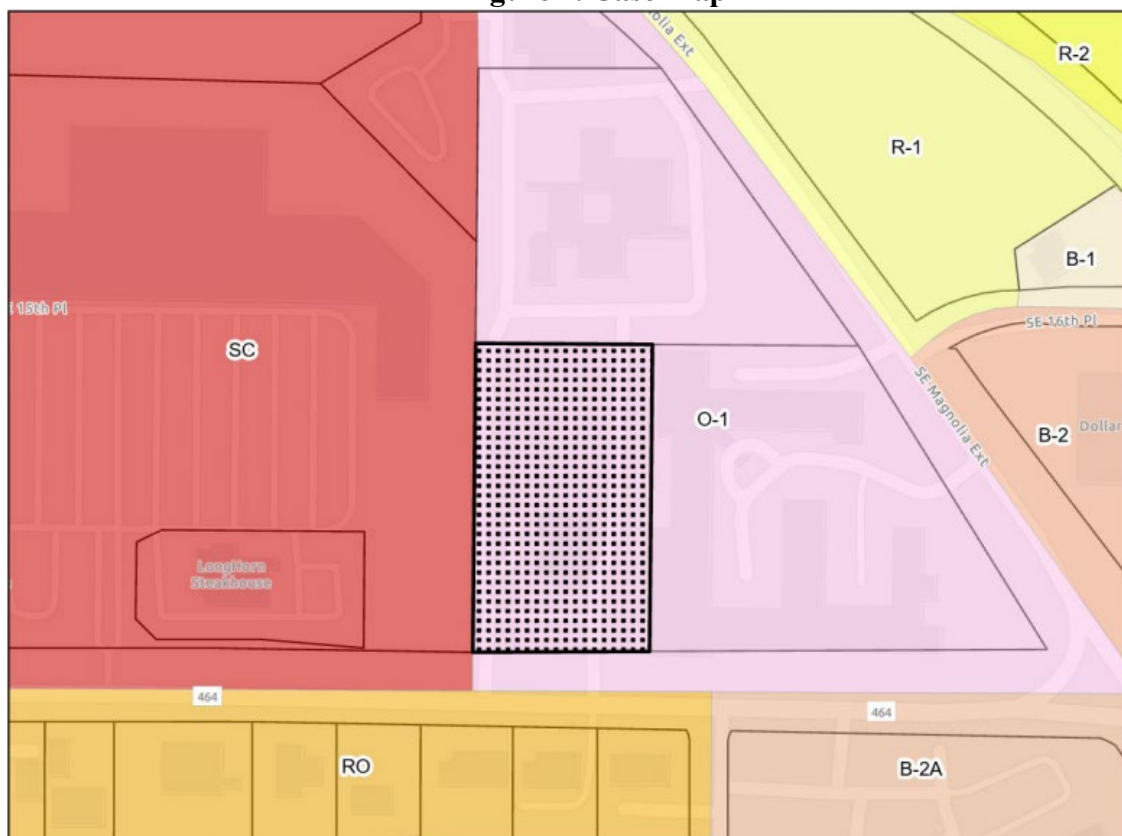
City Council (Adoption): July 7, 2026

Applicant: David Hammar
Property Owner: York Hill Properties, L.C.
Project Planner: David Sablan, Planner II
Amendment Request: Rezone from O-1, Office District, to B-2A, Limited Community Business District

Parcel Information

Acres: ±2.04 acres
Parcel(s)#: 2917-002-000
Location: 619 SE 17th Street
Existing use: Specialty Retail and Pharmacy
Future Land Use Designation: Low Intensity
Zoning Designation: O-1, Office
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

The applicant is requesting a rezoning of 2.04-acres from O-1, Office, to B-2A, Limited Community Business.

The agent, Sandon Wiechens, Wiechens Realty, Inc., is representing the applicant in this request.

Section 2 - Background Information

The subject property encompasses approximately 2.04 acres. The current designations of the property are:

Zoning: **O-1, Office,** is intended to provide an area adjacent to arterial and major collector streets for the development of office uses and limited business services. This district is intended to be separate from the more intensive commercial and industrial areas, as well as ensure adequate design in order to maintain the character of the surrounding areas. Compatible commercial uses shall be permitted as accessory uses, but limited to a total of ten percent of the square footage of a permitted office building.

Future Land Use: **Low Intensity,** between 3 to 18 dwelling units per acre, a maximum of 0.75 floor area ratio (FAR).

The subject property was part of four-square miles comprising the original incorporated City Limits of Ocala According to City records, the property was developed in 1965 when the current ±5,000 square foot building was constructed. The current occupant of the building, Bitting’s Pharmacy, Medical Equipment & Supplies, is classified as a specialty retail and pharmacy use. This is a permitted principal use in the O-1 zoning district. City records indicate Bitting’s has been in operation at this location as early as 1987. The site has 59 parking spaces servicing the existing building. The subject property has a 25-foot-wide access easement along the western boundary that provides the Ocala Medical Park, located to the north of the subject property, access to SE 17th Street.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	O-1, Office	Ocala Medical Park
East	Low Intensity	O-1, Office	The Lodge Healthcare and Rehabilitation Center
South	Low Intensity	RO, Residential-Office	Law Office & Medical Office (across SE 17 th Street)
West	Low Intensity	SC, Shopping Center	Churchill Square Shopping Center

The subject property is located along the north side of SE 17th Street, a minor arterial roadway, approximately 500-feet west of the intersection of SE 17th Street and South Magnolia Avenue Extension/SE Lake Weir Avenue. Access to the property is from SE 17th Street. The SE 17th Street

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corridor between S Pine Ave and the SE Magnolia Ave Extension/SE Lake Weir Ave intersection features a mixture of retail, shopping center, professional and business office, medical office, and institutional uses.

As shown in Figure 1. Case Map the subject property is surrounded on two sides (north and east) by parcels with O-1 zoning. The property to the west is occupied by the Churchill Square shopping center and is zoned SC, Shopping Center. Across SE 17th Street to the south are several small professional and medical offices, which are zoned RO, Residential Office. Approximately 500 feet east of the intersection, SE 17th Street and SE Magnolia Ave Extension/SE Lake Weir Ave; properties are zoned B-2A, or B-2 Community Business on three corners of the intersection, the remaining corner contains O-1, of which the subject property is adjacent too.

Section 3 – Staff Analysis

This report reviews the proposed rezoning for alignment with the city's adopted, comprehensive plan, and relevant land development regulations. The current O-1 zoning is compliant with the comprehensive plan and applicable land development regulations. The request to rezone from O-1 to B-2A is not to fix any compliance issues, rather to expand the allowable uses from generally office oriented to a mix of office and general retail uses. As evidenced in the following consistency areas the B-2A appears to align with the applicable land development regulations and is a permitted zoning district within the comprehensive plan, Low Intensity future land use.

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 6.3: 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 non-residential 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.

Staff Comment:

Commercial uses are permitted within the Low Intensity Future Land Use Category. The proposed B-2A zoning district pursuant to Sec.122-621 is, “intended for community businesses, including retail sales, personal and business services, and all office uses. No incidental use involving manufacturing processes shall be allowed in the B-2A zone. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.” The subject property is located along a minor arterial roadway.

2. *Future Land Use Element Objective 14: The City shall continue existing regulations or adopt new*

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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 requested rezoning is consistent with the existing future land use category of Low Intensity. The current development of the subject property and mix of surrounding retail, institutional and office uses are generally oriented towards the automobile as the primary mode of transportation.

Consistency with Land Development Regulations:

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

1. Subsection 122-133(b)(1) - *The application requests to rezone to 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 drainage retention area.*

Staff Comment:

The subject property is 2.04 acres (88,624 square feet) and therefore exceeds the minimum land area required for rezoning.

2. Section 122-244 - *District criteria: Zoning districts allowed under each 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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*** *As of June 1, 2014, a rezoning application for A-1 must be associated with an annexation case where a portion of the annexed property is already zoned A-1 in the county.*

**** *B-5 zoning shall be consistent with the low-intensity future land use classification for parcels located within the North Magnolia CRA Subarea boundary.*

Staff Comment:

The requested B-2A zoning district is consistent with the existing Low Intensity Future Land Use category.

3. Section 122-260 – *Buffers*

Staff Comment:

Buffers are required when higher intensity uses are adjacent to less intense uses. The existing use of subject property is not anticipated to change as a result of this request. Buffer requirements will be evaluated upon any further development or redevelopment of the property.

4. Section 122-286 – Lot Requirements

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	O-1, Office	Intended to provide an area adjacent to arterial and major collector streets for the development of office uses and limited business services. This district is intended to be separate from the more intensive commercial and industrial areas, as well as ensure adequate design in order to maintain the character of the surrounding areas. Compatible commercial uses shall be permitted as accessory uses, but limited to a total of ten percent of the square footage of a permitted office building.	12,500	35-feet
Proposed	B-2A, Limited Community Business	Intended for community businesses, including retail sales, personal and business services, and all office uses. No incidental use involving manufacturing processes shall be allowed in the B-2A zone. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.	10,000	50-feet

Staff Comment:

The subject property, comprising 2.04-acres meets the minimum lot area (10,000 square feet) and the approximate 230 feet of frontage on SE 17th Street meets the minimum 100 feet lot width required for the B-2A zoning district. The maximum height of structures increases from 35 to 50feet.

5. Section 122-287 – Table of permitted uses (see Exhibit A for full table)

Staff Comment:

The site’s current uses of, Specialty Retail and Pharmacy, are permitted in the B-2A zoning district; rezoning the property will not create a non-conforming use. The B-2A district contains a number of new uses that the O-1 district does not allow such as but not limited too; broad mix of general retail, business service, eating or drinking establishments, health care, recreational, and educational uses. However, the type and nature of potential new uses that would be permitted at this location upon rezoning to B-2A are consistent with the existing developments along the SE 17th Street corridor in this area.

6. Section 122-1010 – Required number of spaces

Staff Comment:

The subject property currently has 59 off-street parking spaces. Any expansion of the building or redevelopment of the site will be subject to the Site Plan review process and will be required to remain consistent with Section 122-1010.

Section 4 - Level of Service (LOS) Analysis

The benefit of LOS analysis for a zoning amendment is limited due to the lack of specific proposed development. While worst case buildout scenarios can be reviewed, they are typically unrealistic and provide significantly overstated impacts to public facilities. Further detailed LOS impact analysis will be required to address the specific proposed development as part of any subsequent application review. Improvements to the property that result in a net increase of 100 peak hour trips a traffic study will be required to analyze impacts on LOS.

Section 5 - Staff Findings and Recommendation

- Rezoning the property will not result in the creation of a non-conforming use or structure.
- The proposed B-2A zoning district is consistent with the subject property's current Low Intensity Future Land Use designation, the comprehensive plan and land development regulations (pursuant to Section 122-244 of the Code of Ordinances).
- The B-2A zoning district is consistent with the surrounding O-1, SC, and RO zoning designations.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: Approval of ZON26-0002

Exhibit A. Permitted Uses Table

*Permitted by Special Exception

Permitted Use Type	O-1, Office	B-2A, Limited Community Business
<i>Residential Operation</i>	<ul style="list-style-type: none"> • Residence - gallery • Residence - office 	<ul style="list-style-type: none"> • Bed and breakfast • Community residential home, maximum of twelve unrelated residents per single-family residential dwelling. • Fraternity or sorority house • Residence - gallery • Residence - office • Rooming/boarding house
<i>Residential Type</i>	<ul style="list-style-type: none"> • Single-family dwelling 	<ul style="list-style-type: none"> • Multifamily dwellings* • Single-family dwelling • Single-family (attached) dwelling unit • Two-family dwelling
<i>General Retail</i>	<ul style="list-style-type: none"> • Pharmacy • Specialty retail stores 	<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 • Specialty retail stores • Used merchandise store • Videotape store
<i>Vehicular Sales</i>		
<i>Agricultural Use</i>		
<i>Business Service</i>	<ul style="list-style-type: none"> • Parking garage (or structure)* • Parking lot* 	<ul style="list-style-type: none"> • Equipment rental and leasing • General business service • Parking garage (or structure) • Parking lot • Radio/TV broadcasting facility
<i>Eating or Drinking Establishment</i>	<ul style="list-style-type: none"> • Alcoholic beverage establishment (on-premises consumption) • Restaurant (enclosed) 	<ul style="list-style-type: none"> • Alcoholic beverage establishment (off-premises consumption) • Alcoholic beverage establishment (on-premises consumption) • Fast-food restaurant • Restaurant (enclosed)
<i>Hospitality and Tourism</i>	<ul style="list-style-type: none"> • Antique gallery/art gallery/museum 	<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"> • Financial institution 	<ul style="list-style-type: none"> • Commercial photography (art and graphic)

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	<ul style="list-style-type: none"> • Photocopying and duplicating services • Professional and business office 	<ul style="list-style-type: none"> design service) • Financial institution • Photocopying and duplicating services • Photofinishing laboratory • Prepackaged software services • Print shop • Professional and business office
<i>Personal Service</i>	<ul style="list-style-type: none"> • Funeral home and/or crematory* • Hairstyling shop 	<ul style="list-style-type: none"> • Coin-operated laundry and dry cleaning • Emergency shelter • Hairstyling shop • Laundry and dry cleaning pickup establishment • Laundry and dry cleaning service • Major household repair establishment • Minor household repair establishment • Tattoo or body piercing establishment
<i>Vehicular Service</i>	<ul style="list-style-type: none"> • Drive-through facility (non-restaurant) 	<ul style="list-style-type: none"> • Auto repair, minor • Automobile cleaning/detailing services • Drive-through facility (non-restaurant)
<i>Community Service</i>	<ul style="list-style-type: none"> • 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"> • Speech and language center/school 	<ul style="list-style-type: none"> • Colleges/universities • Community education center • School, private elementary and secondary • Speech and language center/school • Vocational professional school
<i>Recreational Use</i>	<ul style="list-style-type: none"> • Physical fitness center 	<ul style="list-style-type: none"> • Bowling center • Commercial recreation, indoor • Dance/art/music studio • Motion picture theaters (except drive-in) • Physical fitness center • Recreation facility, indoor
<i>Public Use</i>	<ul style="list-style-type: none"> • Park/open space area* • Post office (federal) 	<ul style="list-style-type: none"> • Park/open space area* • Post office (federal)
<i>Health Care Use</i>	<ul style="list-style-type: none"> • Assisted living facility • Medical and dental laboratory • Medical and dental office on major and minor arterials • Medical and dental office on local and collector streets • Veterinarian office 	<ul style="list-style-type: none"> • Assisted living facility • Medical and dental laboratory • Medical and dental office on major and minor arterials • Medical and dental office on local and collector streets • Transitional/recovery facility • Transitional treatment facility • Veterinarian office

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<i>Low-Impact Industrial Use</i>		<ul style="list-style-type: none">• Microbrewery/microdistillery
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