



Land Use Change Staff Report

Case No. LUC26-0002

Planning & Zoning Commission: July 13, 2026

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

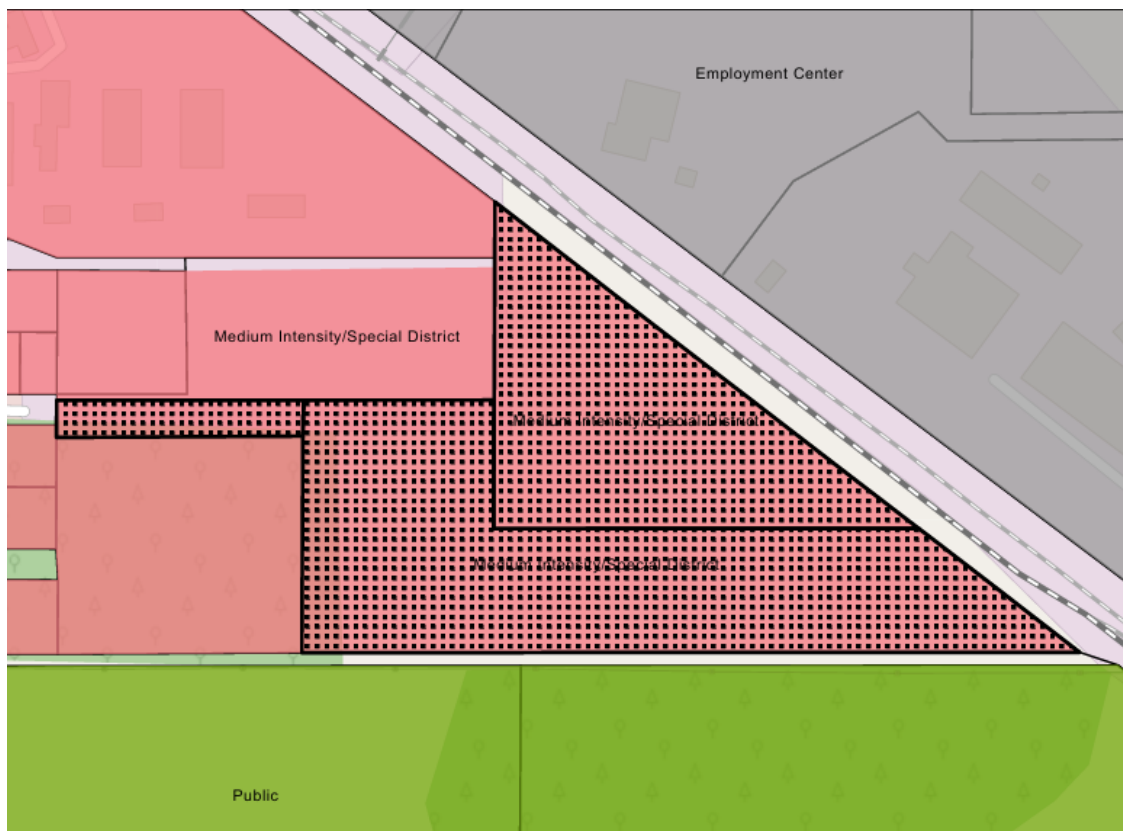
City Council (Adoption): September 1, 2026

Applicant: City of Ocala
Property Owner: City of Ocala
Project Planner: David Sablan, Planner II
Amendment Request: Change the Future Land Use designation from Medium Intensity/Special District to Public

Parcel Information

Acres: ±11.20 acres
Parcel(s)#: 25502-000-00, 25502-002-00, & 25491-001-00
Location: 1700 Block of NW Martin Luther King Avenue
Existing use: Undeveloped
Future Land Use Designation: Medium Intensity/Special District
Zoning Designations: M-2, Medium Industrial District, & M-3, Heavy Industrial District
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

The City is requesting to change the Future Land Use designation for the subject property, which consists of three contiguous parcels totaling ± 11.20 acres from Medium Intensity/Special District to Public.

In an effort to provide the appropriate future land use and zoning designations for city owned properties that are anticipated to further the city's ability to provide for or enhance city services and infrastructure, staff has identified several properties throughout the city and have initiated amendments to establish them with the appropriate city designations of the Public future land use category and the G-U, Governmental Use zoning district, as needed. As a result of the recent acquisition by the city for parcel 25502-000-00, the combined 11.2 acres of land representing the three subject properties provide further opportunity for the expansion of city public services and infrastructure in this area.

There is a concurrent application to rezone the subject property to G-U, Governmental Use (ZON26-0007).

Section 2 - Background Information

The subject property is comprised of three contiguous parcels totaling ± 11.20 acres. The current designations of the property are:

Zoning:

(25491-001-00) M-2, Medium Industrial, is intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor manufacturing activities associated with permitted uses may be allowed in the M-2 district as a special exception. Service establishments serving the industrial uses or district shall be permitted. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.

(25502-000-00 & 25502-002-00) M-3, Heavy Industrial, is intended primarily for those heavy manufacturing and processing activities which create undesirable effects which are not properly associated with residential or commercial areas. Outdoor manufacturing activities and storage associated with permitted uses may be allowed in the M-3 district. Service and commercial establishments as well as showroom and outdoor sales are not permitted in this district. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.

Future Land Use:

Medium Intensity/ Special District, between 5 to 30 dwelling units per acre, and between 0.15 to 4.0 floor area ratio (FAR).

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Medium Intensity/ Special District	M-3, Heavy Industrial M-2, Intermediate Industrial	Construction Materials Yard (across railroad) Vacant
East	Employment Center	M-3, Heavy Industrial M-2, Intermediate Industrial	Construction Materials Yard (across railroad) Warehouse (across railroad)
South	Public	R-2, Two-Family Residential G-U, Governmental Use	Undeveloped City of Ocala Drainage Retention Area (DRA)
West	Medium Intensity/ Special District	M-2, Intermediate Industrial M-3, Heavy Industrial	Undeveloped

The subject properties were annexed into the City in 1964. The three properties do not have adequate frontage along a public right-of-way (ROW). All three properties are situated approximately 540-feet east of NW Martin Luther King Jr Avenue, and at the terminus of the ROW for NW 18th Street, an unmaintained dirt road which was never constructed as a complete City street. Parcel 25491-001-00 was purchased by the City to provide access to the parcels further east. A CSX owned railroad runs along the eastern boundary of the project site and separates it from heavy industrial uses east of the railroad.

The City acquired parcels 25502-002-00 and 25491-001-00 in April 2018, and purchased the parcel 25502-000-00, in May 2026. The City's immediate plans for the subject property are to utilize as a Disaster Debris Management Site (DDMS) for storm debris.

As shown in Figure 1. Case Map the subject property is located north of city owned land that is utilized as a DRA and which are already designated with the Public Future Land Use designation.

Section 3 – Staff Analysis

The proposed Future Land Use change from Medium Intensity/Special District to Public is intended to bring the subject properties into compliance with its public function and future governmental use. While the existing Medium Intensity/Special District Future Land Use designation is generally compatible with the surrounding area, the Comprehensive Plan states that the Public Future Land Use category shall be applied to publicly owned properties intended for use by the general public or for governmental functions. The current M-3 zoned properties are not consistent with the comprehensive plan; a concurrent application to G-U, Governmental Use is also proposed as part of this request. Aligning the zoning and future land use to reflect the government purpose for the properties shall provide consistency with the comprehensive plan.

Consistency with Comprehensive Plan:

The requested land use change is consistent with the following Objectives and Policies of the City of

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Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.6: Public.* *The Public category shall be used for those parcels of land which are publicly owned and intended for the use of the general public. These include publicly owned parks, active or passive recreational sites, educational facilities, conservation areas or other open space. Permitted primary uses include recreation and civic. Secondary uses include commercial or other uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan.*

There is no minimum density or intensity. The maximum intensity before any incentives is 0.15 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The subject property is publicly owned by the City of Ocala and will be utilized for a governmental function that serves the general public. Additionally, the proposed Public future land use designation better reflects the operational purpose of the property and is compatible with the associated requested to rezone to G-U, Governmental Use district, which is intended to accommodate publicly owned and operated facilities. The subject property has a Floor Area Ratio (FAR) of zero and is proposed to remain as such. Therefore, the request is consistent with the maximum intensity standards established under the Public Future Land Use.

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 Public Future Land Use designation is compatible with the surrounding area.

The property will operate as a DDMS, material storage yard, and potentially as a passive stormwater facility. The request will not negatively impact surrounding development patterns, available public facilities and services, or existing topography and soil conditions, as the property will remain in its current stormwater retention configuration

Table 2: Existing and Proposed Land Use Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	Medium Intensity/Special District	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	5 to 30 units/acre	0.15 to 4.0 FAR
Proposed	Public	Primary Uses: Industrial, office, commercial Secondary Uses: Public, recreation, institutional, residential, educational facilities	n/a	Up to 0.15 FAR

Section 4 - Level of Service (LOS) Analysis

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The benefit of LOS analysis for a land use change is limited due to the lack of specific proposed development. As a civic facility the likely impact any future use or development of the site may have on LOS would be minimal to increase capacities.

Section 5 - Staff Findings and Recommendation

- The requested Public Future Land Use designation is consistent with the intended governmental use as a City of Ocala facility.
- The existing zoning classification is not consistent with the proposed Public Future Land Use designation. Approval of the associated rezoning is also necessary to establish consistency between the Future Land Use, zoning classification, and the property's existing use.
- Public Future Land Use classification would be more appropriate for the subject property pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan.
- The proposed amendment will provide additional opportunities for the expansion of city public services and infrastructure in this area.

Staff Recommendation: Approval of LUC26-0002
