



Rezoning Staff Report

Case No. PD26-0001

Planning & Zoning Commission: June 8, 2026

City Council (1st Reading): July 7, 2026

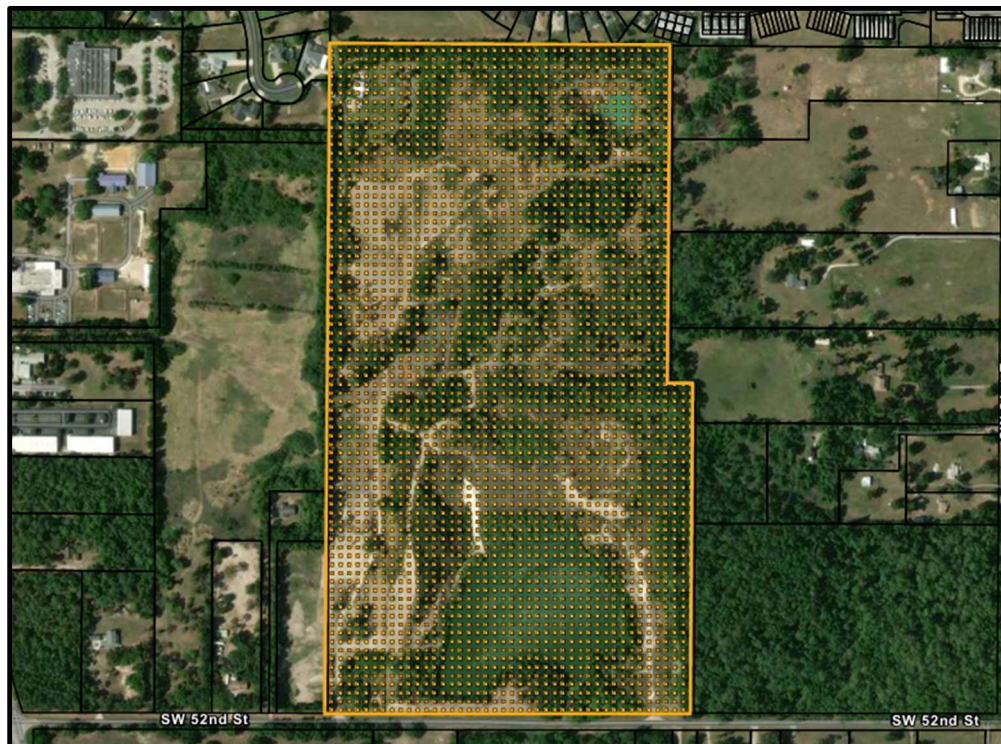
City Council (Adoption): August 4, 2026

Applicant: Ocala 52 Partners, LLC
Property Owner: Ocala 52 Partners, LLC
Project Planner: David Sablan, Planner II
Amendment Request: Rezone from A-1, General Agriculture (County), to PD, Planned Development (City) with associated PD Plan and Standards Book

Parcel Information

Acres: ±82.1 acres
Parcel(s)#: 23835-000-00
Location: 5575 SW 52nd Street
Existing use: Undeveloped (former Quarry)
Future Land Use Designation: Low Intensity (Pending)
Zoning Designation: A-1, General Agriculture (County)
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Aerial Map



Section 1 - Applicant Request

The applicant is requesting to rezone a ±82.1-acre parcel, from A-1, General Agriculture (County) to PD, Planned Development (City). In conjunction with the rezoning request the applicant is also seeking approval of a PD Plan and Standards Book, which establishes a mixed-use development program. The applicant submitted concurrent applications to annex all ±82.1 acres into the City of Ocala (ANX26-0001), and a future land use map amendment to change the land use designation from High Residential (County) to Low Intensity (LUC26-0001).

Per F.S. 163.3184(2), LUC26-0001 is required to go through an expedited review process of the land use map amendment by the Florida Department of Commerce (Florida Commerce) prior to adoption by City Council. For this reason, ANX26-0001 and LUC26-0001 previously went before the Planning and Zoning Commission at a special meeting on May 26, 2026, where the Commission voted to approve the annexation and future land use amendment by a 7-0 vote. On June 2, 2026, City Council authorized City staff to transmit the proposed future land use map amendment to Florida Commerce for an expedited state review in accordance with F.S. 163.3184(3).

Section 2 - Background Information

The subject property, identified as Parcel 23835-000-00, consists of an approximate 82.1 acres and is generally located within the 5500 block of SW 52nd Street. The property is currently within the jurisdiction of Marion County and shares its northern border with the existing Fore Ranch Planned Unit Development and Hunt Club at Fox Point neighborhood, both of which are located within City of Ocala jurisdiction. The current Marion County zoning designation and the pending City Future Land Use of the property are:

<u>Zoning:</u>	A-1, General Agriculture (County) , The County code of ordinances indicates the intent of the A-1 district is to preserve agriculture as the primary use. This zoning district in the Urban Area may be used for agriculture until it is rezoned to another permitted district.
<u>Future Land Use:</u>	Low Intensity (Comprehensive Plan – Policy 6.3), a minimum of 3 and maximum of 18 dwelling units per acre, a maximum of 0.75 floor area ratio (FAR).

It is noted that the applicant acquired the subject property in July 2024.

Marion County Property Appraiser records (Book 2024, Page 1930) indicate that an agreement was entered into between G.W. O'Neal to White Construction Company, Inc. in April 1994 for exclusive mining rights of earth and minerals from the subject property. The agreement states that the property had been used for mining and removal of earth and minerals in the past, but no records are available to indicate the date of which this mining began. Staff believes mining operations began as early as the 1960s and continued until approximately 2022. Under Florida Statutes (F.S.) Chapter 378, the cessation of mining operations triggers land reclamation obligations to protect the public's health, safety, and welfare, the protection of the state's environment, and the subsequent beneficial use of the disturbed and reclaimed land. In October 2022, the Florida Department of Environmental Protection (FDEP) issued a Release of Reclamation Obligations in recognition of reclamation activities completed on the property.

Rezoning Staff Report

Case No. PD26-0001

Several small structures and a septic system currently exist on the property that will be required to be removed when the property is developed. At the southern end of the property there is a ±6.7-acre lake and at the northeasterly corner of the property there is a ±16,000 square foot pond. Both water bodies will be preserved and are integrated into the design of the PD.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	PUD-04, Planned Unit Development	Fore Ranch PUD
East	High Residential (County)	A-1, General Agriculture (County)	Large lot SFR & Undeveloped
South	High Residential (County)	A-1, General Agriculture (County)	Undeveloped
West	Neighborhood (City) Medium Residential (County)	No Zoning A-1, General Agriculture (County)	Hunt Club at Fox Point Large lot SFR & Undeveloped

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from A-1, General Agriculture, to PD, Planned Development, as well as the associated PD Plan and Standards Book for consistency with the City of Ocala's Comprehensive Plan, the Land Development Regulations, and the established neighborhood development pattern.

Proposed PD Plan and Standards:

The PD Plan and Standards book proposes new general land use categories, development standards, project access, deviations from typical code requirements, and architectural standards. The general land uses proposed include a mix of uses and density/intensity which include Single-Family Residential (SFR), Multi-Family Residential (MFR), and Commercial (COM).

Access is proposed to the property at two points off of SW 52nd Street, located near the eastern and western boundaries of the property approximately 0.25 miles apart. Consistent with the annexation case that provided a fiscal impact analysis; the internal circulation for the PD will be private roads. Collector roads are proposed to be between 60-feet and 100-feet wide while local roads will be 40-feet wide. The PD proposes some form of property owners association or homeowners association to manage the private road network associated with the future development.

Neighborhood Meeting:

A neighborhood meeting was held in December 2025, with the applicant and agent providing

information regarding the proposed development and nearby residents asking questions pertaining to annexation from county into city, project timeline, configuration of uses, lot sizes, buffers, and traffic.

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.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR. Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

- The combined density of all residential housing types is 7.16 units per acre, which is within the permitted range of a minimum 3 units per acre and a maximum 18 units per acre of the requested Low Intensity future land use category.
- The Commercial sub-area will not exceed an FAR of 0.75, which is the maximum FAR allowed within the Low Intensity future land use category. The maximum allowed floor area is 147,000 square feet within the 4.5-acre Commercial sub-area.
- The PD Plan and Standards Book proposes a mixed-use development with transportation facilities for both automobile and pedestrian circulation consistent with the intention of the Low Intensity FLU.

Consistency with Land Development Regulations:

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

1. *Section 122-941(b): A rezoning to PD with a PD plan shall meet the following minimum*

requirements: (1) One-acre minimum site; (2) a five-acre or more site shall include at least two uses with any one use not less than ten percent (acreage or square footage) of the total site, except in the case of residential developments, which are permitted to be single-use; (3) must be located on a public roadway with at least 100 feet of frontage.

Staff Comment:

(1) The subject property contains approximately 82.1 acres, of that 70.1 acres are developable with the remainder being occupied by water features resultant from prior mining activities;

(2) the PD is proposed to be a mix of three uses: single-family residential (65%), multi-family residential (29%), and commercial (6%); and

(3) has more than 100 feet of frontage on public roadway along SW 52nd Street.

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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Staff Comment:

The PD zoning district is a permitted district within the subject property's requested Low Intensity Future Land Use category. The PD Plan and Standards book proposes allowing all uses permitted by right in the B-2, Community Business district be permitted within the Commercial sub-area. The B-2 district is also a permitted district within the Low Intensity Future Land Use category.

3. Section 122-942(a) – Planned Development Required Standards: In reaching recommendations and decisions as to rezoning land to a PD district and approving a conceptual site development plan, the planning and zoning commission and city council shall apply the following standards, in addition to the requirements of this chapter applicable to the rezoning of land generally:

(1) *Access. Every permitted use in a PD shall have access to a public street directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access.*

Staff Comment: The PD Plan depicts that the subject property will be accessed by internal collector roads at two points off of SW 52nd Street along the southern boundary of the property. Each internal collector road will provide access to the different sub-areas, where private local roads will provide internal circulation.

(2) *Buffers. When a PD abuts a less intensive use, it will be required to adhere to section 122-260, pertaining to buffer specifications, at a minimum. City council may require additional buffering based on individual circumstances.*

Staff Comment: The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards consistent with section 122-260.

(3) *Underground utilities. Within a PD, all utilities, including telephone, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above ground installation must*

be effectively screened, and thereby may be excluded from this requirement.

Staff Comment: New onsite utilities shall be located underground such that tree installations are possible without conflict.

(4) *Open space. Open space requirements for a PD are as follows:*

a. Open space shall include active and passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds, golf courses, waterways, landscaped yards and patios, lagoons, floodplains, nature trails, roof areas, and other similar open spaces. Water retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space, as long as these areas are designed to retain a minimum of three feet of water at all times.

Staff Comment: The PD plan indicates that a minimum of 43% of the development will be preserved as open space (approximately 35.34 acres). Additionally, approximately 8% of the open space is proposed to be aggregate open space (2.87 acres). Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD. The applicant is proposing to utilize and activate existing water features as part of the aggregate open space.

b. Fenced water retention areas, open water areas beyond the perimeter of the site, street right-of-way, driveways, off-street parking areas and off-street loading areas shall not be counted in determining open space. Side yards less than six feet wide shall not be counted as open space.

Staff Comment: Aggregate open space is provided in accordance with Section 122-924(4). Gross open space provided is calculated at 35.34-acres, with proposed aggregate open space calculated at 2.87-acres.

c. Open space shall be clustered into larger tracts/areas. Buildings and structures should be clustered so that the open space is usable to the occupants/residents rather than merely providing spacing between buildings or structures. Zero lot line and clustered design is encouraged. Front, side and rear yards in single-family residential areas shall not be counted as aggregate open space.

Staff Comment: Open space shall be clustered into usable recreation areas for residents and reviewed as part of the subdivision plan process. Compliance will be confirmed at time of future development. The PD Plan indicates the general location and anticipated size of the clustered open space, which counts towards the aggregate and overall open space requirements.

d. There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. For single-use residential PD projects, the minimum open space requirement shall be 40 percent. At least ten percent of the total required open space shall be in usable aggregate form. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD.

Staff Comment: The proposed PD is a mixed-use project and maintaining 43% of the total gross acreage (35.34 acres) for open space with at least 2.87 acres usable in aggregate form. The minimum requirement of 25% total gross open space acreage is exceeded by 18% and

the total required for a single-use residential PD is 40%, which is also being exceed by the proposed PD development standards and plan.

- (5) *Unified control. The applicant shall furnish the city with sufficient evidence to the satisfaction of the city attorney that the applicant is in the complete, unified and otherwise-unencumbered control of the entire area of the proposed planned development, whether the applicant be an individual, partnership, corporation, other entity, group or agency. The applicant shall provide the city all necessary documents and information that may be required by the city attorney to assure the city that the development project may be lawfully completed according to the plans sought to be approved.*

Staff Comment: The agent submitted a Commitment for Title Insurance.

- (6) *Phasing. City council may allow or require phasing of the proposed development. All phasing must be related to previous development, surrounding properties, and available public facilities and services, where a failure to proceed with subsequent phases of development will have no adverse impact on the completed phase(s) or surrounding properties.*

Staff Comment: The PD Plan proposes for each land use area to be developed as different phases. The timing and order of phasing will be determined when final development plans are submitted and formally reviewed.

- (7) *Platting. All uses/parcels meeting the definition of a subdivision shall meet chapter 114 (subdivisions) requirements.*

Staff Comment: Subsequent to PD approval by City Council, the conceptual subdivision may be submitted for review.

- (8) *Site plan review. Development requiring site plan review shall comply with Chapter 122, Article IV. A final site plan shall be consistent with a final development plan.*

Staff Comment: Site plan review shall occur as required with a designated phase of the development. Portions of the development may only be subject to subdivision requirements.

- (9) *Development. A development meeting the criteria for a shopping center shall comply with all regulations as set forth in division 29 of chapter 122 (shopping centers) except for: subsections 122-908(7),(8) and (9) and 122-918(a)(l).*

Staff Comment: A shopping center is not a part of the proposed PD and therefore an amendment pursuant to Section 122-946 to the PD Plan and Standards book would be required to accommodate the use.

- (10) *Access to utility systems and public services. A PD shall be located in relation to sanitary sewer lines, water lines, storm/surface drainage systems, and other utility systems.*

Staff Comment: Utility services are outlined in detail in the Level of Service Analysis below. All utility services are located in proximity to the development, with the exception of sanitary sewer lines. The closest connection is through the Fore Ranch subdivision north of the subject property.

Variations from Code of Ordinances

The applicant is requesting variances to the following sections of the Ocala Code of Ordinances:

1. Section 122-286 – Lot requirements.

The PD Standards book proposes minimum lot widths of 40-feet for SFR lots and 20-feet for MFR lots. The smallest minimum lot width for R-1 zones is 60-feet in the R-1AA zone, the minimum lot width in the R-3 zone is 100-feet.

2. Section 114-95 – Block length

The PD Standards Book proposes block lengths between a minimum of 199-feet long and 1,050-feet long. The City's Subdivision Design Standards restricts block length to a minimum of 300-feet and a maximum of 600-feet.

3. Section 114-92(b) & (c) – Sidewalks

The PD Standards Book proposes constructing sidewalks on only one side of internal local streets and deferring construction of sidewalks along SW 52nd Street until such a time the City Ocala deems necessary. The City's Subdivision Design Standards requires sidewalks on both sides of all internal streets and that sidewalks be installed on at least the project side of adjacent exterior streets.

4. Section 114-91 (m) & (n)

The PD Plan and Standards Book proposes private 40-foot wide ROW for local internal streets. The Subdivision Design Standards require minimum 50-foot wide ROW for minor local streets and private streets must be approved by City Council.

Staff Comment:

The requested deviations from code allow for a more compact and efficient development that afford flexibility in lot design and street layout.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	A-1, General Agriculture (County)	The County code of ordinances indicates the intent of the A-1 district is to preserve agriculture as the primary use. This zoning classification in the Urban Area may be used for agriculture until it is rezoned to another permitted classification.	150-feet	50-feet
Proposed	PD, Planned Development	Development of 230 single-family residential lots, 360 multi-family units, and up to 147,000 square feet of commercial.	20-feet	35 to 50-feet

Staff Comment:

The rezoning of the property to PD will establish a mix of land uses and density/intensity with development standards through the adoption of the PD Plan and Standards Book.

Section 4 - Level of Service (LOS) Analysis

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

The purpose of this analysis is to identify any potential issues with the city's ability to provide public services to the property to be annexed. The specific services to provide will need to be further evaluated at the time of future development or connection to city services. Currently, the area is not supported by City sanitary sewer service. The nearest connection point resides within the Fore Ranch development north of the subject property. The comprehensive plan sanitary sewer sub element includes policy 2.7, requiring connection, unless the nearest available sewer connections is greater than one-eighth mile from the property. Sewer lines are not located within the right-of-way of SW 52nd Street and the connection point is not within one-eighth of a mile of the property. Development of the subject property will necessitate connection to City public facilities including sanitary sewer.

The following LOS information is provided to indicate available and remaining capacity for required public facilities (those facilities identified in the Comprehensive Plan, Capital Improvement Element Objective 1). As necessary, the analysis may utilize population per household estimates as established by the Florida Bureau of Economic and Business Research (BEBR). The most recent (2025) estimates indicate an average population per household at 2.33 people for Marion County.

Transportation: The subject property has frontage along SW 52nd Street, which connects to SW 60th Avenue to the west. The congestion management data from the Ocala-Marion TPO for the affected roadway is provided below. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. The concurrent PD Plan indicates a maximum of 590 new dwelling units and 147,000 square-feet of commercial development are proposed; a traffic study will be required at the time development is formally reviewed.

Table 3: Congestion Management Data

Road/Street Names	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 60th Ave From: SR 200 To: SW 43rd St Rd	4	45	Arterial	E	35,820	18,300	C

Potable Water: The project is within the City's active service area and service is available. A City water main runs along SW 52nd Street in front of the property. Connections will be determined during the site plan or subdivision review and approval process.

- *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.

Sanitary Sewer: The project is within the City's active service area, however service is not available as there are no existing sanitary sewer lines accessible from the right-of-way directly adjacent to the site. The nearest existing publicly accessible sanitary sewer line is a force main line on SW 50th Ct, approximately 1,875 feet east of the eastern boundary of the project. The extension of City sanitary sewer lines and connections will be determined during the site or subdivision review and approval process.

- *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.

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

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City and the City's current contract allows for unlimited tonnage of solid waste.

Schools: The subject property is serviced by Saddlewood Elementary (operating at 96% capacity), Liberty Middle (operating at 93.34% capacity) and West Port High School (operating at 117.22% capacity). The Planned Development Plan may generate up to 75 additional Elementary School-aged students, up to 30 additional Middle School-aged students, and up to 41 additional High School-aged students. West Port High School is over capacity and will require payment of school impact fees as appropriate during the development review process. However, a new high school will open in 2026 that will allow for redistribution of students.

Table 4: Student Generation:

<u>PD26-0001 Scenario</u>					
School Level	MFR Student Generation Rate	SFR Student Generation Rate	MFR Units 360	SFR Units 230	Total
Elementary	0.137	0.107	50	25	75
Middle	0.055	0.043	20	10	30
High	0.066	0.071	24	17	41

Other Public Facilities:

Electric: The subject property is not in the Ocala Electric Utility service territory. The project will be serviced by Sumter Electric.

Internet: The subject property is not in an Ocala Fiber service area.

Stormwater: Due to the prior mining use, there are several low spots on the subject property within the AE FEMA Flood Zones. The concurrent PD Plan indicates that these areas will be incorporated into the amenity and drainage retention areas which service the property. For any future development, 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.

Fire Service: Ocala Fire Rescue Station #6 is located approximately 0.33 miles from the subject property, at 5220 SW 50th Court, which is within the desired industry standard of 1.5 miles for fire service.

Summary Staff Comments:

The subject property is adjacent to City Limits. Additionally, annexation will provide the city with jurisdiction and oversight for any future development of the property. Having direct decision-making authority over development will help the city ensure compatible and appropriate urban development. Further, the annexation and future development will promote the connection to city utilities, providing additional revenue to maintain public facilities.

Section 5 - Staff Findings and Recommendation

- The PD proposes an overall density of 7.16 units per acre and a maximum commercial FAR of 0.75, which is consistent with the Low Intensity Future Land Use range of minimum density of 3 dwelling unit/acre and maximum of 18 dwelling units/acre, and maximum allowed commercial FAR of 0.75.
- The proposed rezoning is consistent with existing land uses, the Comprehensive Plan, and the City's Code of Ordinances.
- 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. Connection to sanitary sewer is possible through the Fore Ranch subdivision to the north of the subject property.

Staff Recommendation: Approval of PD26-0001 with conditions

Staff recommends approval with the following conditions:

1. The existing agricultural use shall cease within one year after zoning approval or prior to any future development of the site whichever occurs first.
2. The existing structures and septic system must be removed from the property prior to any future development of the property.
3. Connection to city public facilities will be required upon further development of the property.
4. All permitted uses by right within the B-2, Community Business shall be permitted within the PD.
5. All roadways within the development shall be privately owned and maintained.

Rezoning Staff Report

Case No. PD26-0001

6. A sidewalk along SW 52nd Street shall be provided with the appropriate phases of development that occur along the roadway.