



Land Use Change Staff Report

Case No. LUC26-0004

Planning & Zoning Commission: June 8, 2026

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

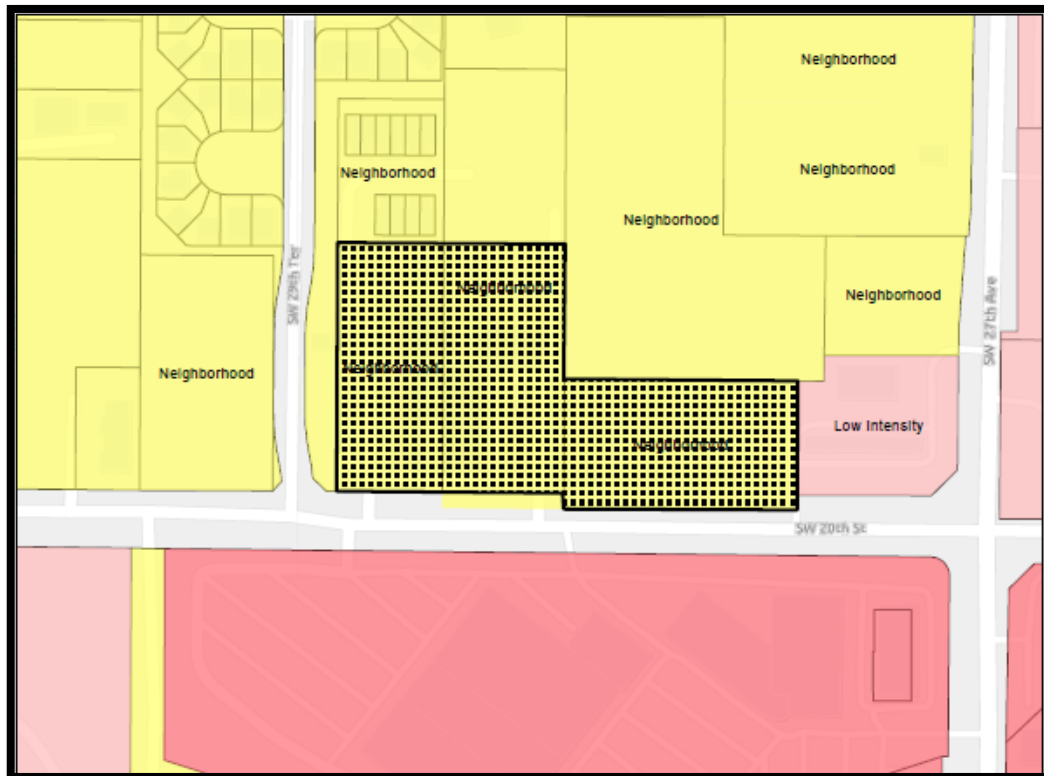
City Council (Adoption): August 4, 2026

Applicant/ Property Owner: Z & T Partners, LLC and CLD Properties, LTD
Project Planner: Breah Miller, Planner II
Amendment Request: Change the Future Land Use designation for the subject property from Neighborhood to Low Intensity.

Parcel Information

Acres: ±4.88 acres
Parcel(s)#: 23472-003-00, 23472-002-00, and a portion of 23472-001-00
Location: located in the 2800 block of SW 20th Street
Existing use: Multi- use Complexes and Undeveloped
Future Land Use Designation: Neighborhood
Zoning Designation: B-2, Community Business District
Special District(s)/Plan(s): N/A
Overlay(s): N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to change the Future Land Use designation from Neighborhood to Low Intensity to establish consistency with the existing B-2, Community Business zoning district.

Section 2 - Background Information

The current designations of the properties are:

Zoning: **B-2, Community Business** district is intended for community businesses, including retail sales, personal and business services, and all office uses. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.

Future Land Use: **Neighborhood**, a maximum of 5 dwelling units per acre for single-family development and maximum of 12 dwelling units per acre for multi-family development, a maximum of 0.25 floor area ratio (FAR).

23472-003-00

The subject property encompasses approximately 1.54 acres and was annexed into the City limits in 1975. Approximately ten years after annexation, the property was developed as part of the first phase of a multi-use commercial complex known as the Too Your Health Spa shopping plaza. The remaining portion of the shopping plaza extends onto the neighboring property identified as Parcel 23472-001-00, which is also associated with this Future Land Use Map amendment request.

23472-001-00

The subject property encompasses approximately 2.89 acres and was annexed into the City limits in 1975. The property is currently split-zoned and developed with a portion of the Too Your Health Spa shopping plaza. The portion associated with this request is zoned B-2, Community Business approximately 1.54 acres, while the remaining 1.35-acre portion of the parcel, which is not included in this request, is zoned R-3, Residential District.

In 2001, the B-2 portion of the property was developed with a multi-use commercial complex, including an outdoor swimming pool and obstacle course associated with Too Your Health Spa.

23472-002-00

The subject property encompasses approximately 1.48 acres and was annexed into the City limits in 1975. The property shares common ownership with the parcel immediately to the east, which is developed with the Kangaroo gas station. The subject property currently contains a donation box servicing the adjacent gas station and is otherwise undeveloped.

Table 1: Adjacent Property Information:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	R-3, Multi- Family Residential	Sweet Haven Residences Single Family Residence

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East	Low Intensity Neighborhood	B-2, Community Business B-1A, Limited Neighborhood Business R-3, Multi-Family Residential	Kangaroo Express City of Ocala DRA# 320
South	Medium Intensity/ Special District	SC, Shopping Center	Gaitway Plaza
West	Neighborhood	R-3, Multi-Family Residential	Undeveloped

There is an unrelated case also being requested at the June 8 Planning & Zoning Commission meeting, these include: a rezoning request of the remaining 1.35 acre portion of parcel 23742-001-00 and parcel 23742-004-00 from R-3 to Inst, Institutional for two properties located to the north of the subject properties.

Section 3 – Staff Analysis

The proposed Future Land Use Map amendment from Neighborhood to Low Intensity is consistent with the City of Ocala Comprehensive Plan and aligns with the existing development pattern along this segment of SW 20th Street. The West Ocala Vision & Community Plan (West Ocala Vision) identifies the area south of the subject properties as the College Park Medium Intensity/Special District with the subject properties identified as Neighborhoods District. The intent of the West Ocala Vision is to build community consensus and describe what the community desires to look like. While the request does not directly align with the West Ocala Vision it does provide for a transition from SW 20th Street and its commercial areas into the neighborhood land use area further north. SW 20th Street is classified as an urban collector roadway within the Transportation Map Series of the Comprehensive Plan and intersects SW 27th Avenue, which is classified as an urban minor arterial roadway. This intersection is approximately 245-ft east of the subject properties' eastern boundary and 1,000-ft east of the intersection of SW 20th Street and SW 29th Terrace. Along both sides of this segment of SW 20th Street, commercial development exists with a shopping center (College Park Medium Intensity/Special District) on the south side of SW 20th Street.

The subject properties are developed with commercial uses permitted within the existing B-2, Community Business zoning district. Additionally, the properties are contiguous to other commercially developed properties, including the adjacent Kangaroo Express site, which currently carries a Low Intensity Future Land Use designation.

The proposed amendment would establish consistency between the existing zoning and Future Land Use Map, as B-2 zoning districts are not consistent with the Neighborhood Future Land Use category. The request would also create a more cohesive land use pattern along the corridor while recognizing the established commercial character of the area.

The subject properties are located within an urbanized area currently served by existing roadway infrastructure, utilities, and public facilities necessary to support commercial development. Staff does not anticipate the proposed amendment will create significant impacts on public facilities or introduce an incompatible development pattern within the surrounding area.

Consistency with Comprehensive Plan:

The requested land use change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.6: 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 nonresidential 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:

Two of the subject properties are currently developed with commercial uses, including the existing Too Your Health Spa shopping plaza, which contains approximately 17,484 square feet of impervious surface area, while another parcel contains approximately 8,548 square feet of impervious surface area associated with existing site improvements. The remaining parcel is currently vacant. The existing development pattern within the area reflects commercial development consistent with the intent of the Low Intensity Future Land Use category, which is intended to accommodate office, commercial, institutional, and mixed-use development in areas generally oriented toward automobile travel.

Additionally, the existing B-2, Community Business zoning designation is not consistent with

the current Neighborhood Future Land Use designation, as B-2 zoning districts are not permitted within the Neighborhood Future Land Use category. The proposed amendment would correct the existing inconsistency between the Future Land Use designation and zoning classification while recognizing the established commercial character of the corridor.

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 Low Intensity Future Land Use designation would establish consistency between the existing B-2, Community Business zoning district and the Future Land Use Map.

The properties are contiguous to commercially developed properties, including the adjacent Kangaroo Express property, which currently carries a Low Intensity Future Land Use designation. The proposed amendment would create a more compatible land use pattern along the corridor while recognizing the established commercial character of the area.

Additionally, the subject properties are located within an urbanized area currently served by existing roadway infrastructure, utilities, and public facilities necessary to support commercial development. The request does not introduce a new or incompatible development pattern but rather aligns the Future Land Use with the existing zoning and surrounding commercial uses already present within the area.

3. Table 2: Existing and Proposed Land Use Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	Neighborhood	Residential Secondary Uses: Recreation, institutional, limited neighborhood-scale office and commercial, educational facilities	Up to 5 units/acre SFR; Multifamily up to 12 units/acre	Up to 0.25 FAR
Proposed	Low Intensity	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	3 to 18 units/acre	Up to 0.75 FAR

Section 5 - Level of Service (LOS) Analysis

The proposed Future Land Use Map amendment is not anticipated to create significant impacts on public facilities or services. SW 20th Street is currently operating above the adopted Level of Service standards, and two of the three subject properties are already developed with existing commercial uses and site improvements. Therefore, the request is not expected to create a substantial increase in traffic impacts beyond existing conditions.

One of the subject properties remains undeveloped; however, any future development of that parcel will be subject to additional development review and may require a traffic study to evaluate potential

transportation impacts and ensure compliance with the City’s concurrency requirements.

City water and sanitary sewer services are currently available to the subject properties, and adequate capacity exists within the City’s utility systems. Additional review of utility capacity will occur during future site plan review for any redevelopment or expansion of the existing uses. The proposed amendment is also not anticipated to negatively impact parks and recreation facilities, schools, solid waste services, or stormwater requirements.

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

Transportation: The properties are accessed from SW 20th Street, an urban 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: SW 20th Street is currently operating above the adopted Level of Service (LOS). However, two of the three subject properties are already developed with existing commercial uses and associated site improvements. Therefore, the proposed Future Land Use Map amendment is not anticipated to result in a significant increase in traffic impacts to SW 20th Street beyond existing conditions.

At the time of future development, a traffic study may be required to evaluate potential transportation impacts and ensure compliance with the City’s adopted Level of Service standards and concurrency requirement.

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 land use change. 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 north of subject property 23472-002-00, 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 land use change 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 requested Low Intensity Future Land Use designation is consistent with the existing commercial development pattern along SW 20th Street.
- The proposed amendment establishes consistency between the existing B-2 zoning district and the Future Land Use Map.

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- The request supports the established commercial corridor and surrounding Low Intensity development pattern.
- The proposed amendment is consistent with the applicable goals, objectives, and policies of the Comprehensive Plan.

Staff Recommendation: Approval of LUC26-0004
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