



Staff Report

Case No. LUC26-0001

Planning & Zoning Commission: May 26, 2026

City Council (1st Reading): June 2, 2026

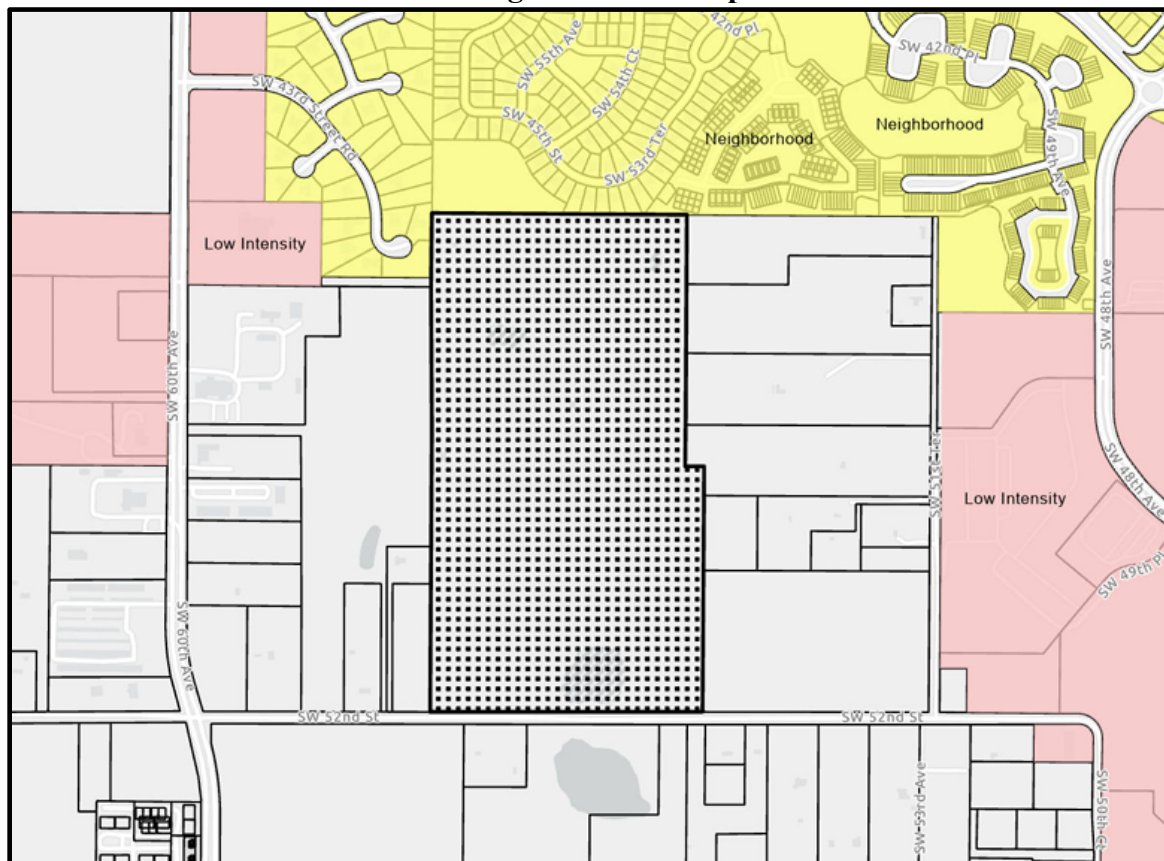
City Council (Adoption): August 4, 2026

Applicant: Ocala 52 Partners, LLC
Property Owner: Ocala 52 Partners, LLC
Project Planner: David Sablan, Planner II
Applicant Request: Land use change from High Residential (County) to Low Intensity (City)

Parcel Information

Acres: ±82.40 acres
Parcel(s)#: 23835-000-00
Location: 5575 SW 52nd Street
Existing use: Undeveloped (formerly used for mining)
Future Land Use Designation: High Residential (County)
Zoning Designation: A-1, General Agriculture (County)
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 future land use amendment to change the land use category for the subject property from High Residential (County) to Low Intensity (City) (LUC26-0001). The petitioner has submitted two concurrent petitions:

- Annexation into the city to provide for the future development of the site and connection to available city utilities.
- Rezoning to change the zoning from A-1, General Agriculture (County) to PD, Planned Development, with single-family residential (SFR), multi-family residential (MFR), and commercial land uses, and development standards (PD26-0001).

The agent, Tillman & Associates Engineering, LLC, is representing the applicant in this request.

Section 2 - Background Information

The subject property, identified as Parcel 23835-000-00, contains an approximate 82.40 acres and is generally located within the 5500 block of SW 52nd Street. The subject properties are currently within the jurisdiction of Marion County and share its northern border with the existing Fore Ranch Planned Unit Development and the existing Hunt Club at Fox Point neighborhood, both of which are located within City of Ocala jurisdiction. The current Marion County designations of the properties are:

Future Land Use:	High Residential land use (County), a maximum of 8 dwelling units per acre.
Zoning:	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.

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 based on available aerial imagery. 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.

Several small structures and a septic system currently exist on the property that will be required to be removed when the property is developed consistent with the conditions of annexation. At the southern end of the property there is a ±6.7-acre lake and a ±16,000 square foot pond at the northeasterly corner of the property. 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 (City)	PUD-04, Planned Unit Development (City)	Fore Ranch PUD (City)
East	High Residential (County)	A-1, General Agriculture (County)	Large lot SFR & Undeveloped (County)
South	High Residential (County)	A-1, General Agriculture (County)	Undeveloped (County)
West	Northwest (City) - Neighborhood West/southwest (County) -Medium Residential (County)	Northwest (City) - No Zoning West/southwest (County) - A-1, General Agriculture (County)	Northwest (City) - Hunt Club at Fox Point West/southwest (County) - Large lot SFR & Undeveloped

Table 2: Existing and Proposed Development Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing (County)	High Residential	Residential – single-family and multi-family	4-8 du/ac	N/A
Proposed (City)	Low Intensity	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	3 to 18 du/ac	Up to 0.75

Section 3 – Staff Analysis

Pursuant to Code of Ordinances Section 122-246, all annexed territory shall be subject to the land use change process to bring the land use into compliance with the City’s comprehensive plan. The Case Map reflects adjacent, annexed properties designated to the north as Neighborhood Future Land Use and nearby properties to the east and west being designated as Low Intensity Future Land Use. As reflected in Table 2 above, the change in potential development intensity is as follows:

Marion County:

Minimum - 4 units per acre (329 units)

Maximum - 8 units per acre (659 units)

City of Ocala:

Minimum - 3 units per acre (247 units)

Maximum - 18 units per acre (1,483 units)

While it is not binding, it is noted that the concurrent zoning application for a PD zoning designation indicates a maximum of 590 dwelling units (7.16 units per acre), which is less than the maximum development potential as currently permitted with the County’s future land use designation (659 units).

Consistency with Comprehensive Plan:

The requested future land use amendment 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 less than half of the potential maximum of 18 units per acre for the Low Intensity future land use category.
 - The form and building standards will be further defined with the subsequent Planned Development Rezoning currently in process.
2. *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.*

Staff Comment: Additional development of the subject property will be required to connect to city utilities to ensure adequate public services for the development. Level of service and facility impact will be determined at the time of development.

3. *Future Land Use Element Policy 13.2: The City shall continue to enforce the provisions of the Land Development Code that requires new development to pay for its share of existing or planned capital facilities through an impact fee charge, mobility fee, or other appropriate means.*

Staff Comment: Development of the site will require connection to city facilities that will include payment of appropriate connection, service, and impact fees.

Consistency with Land Development Regulations:

The requested future land use amendment is consistent with the following Sections of the City of Ocala Code of Ordinances:

Subsection 122-246 – Annexed territory:

- (a) *All territory which may be annexed to the city after the effective date of the ordinance from this section is derived shall be considered to be zoned in the zoning classification given it by the county zoning code; provided that if no such classification exists in the zoning ordinance of the city then the property shall be zoned within the city under that classification most closely corresponding to the existing county classification.*

Staff Comment: The future land use category change is accompanied by an annexation request and a rezoning application (PD26-0001) to rezone the property from A-1, General Agriculture (Marion County) to PD, Planned Development (City). The proposed development program and permitted uses included in the proposed PD plan (single family residential, multi-family residential, and commercial), is consistent with the Low Intensity Future Land Use category and the existing Fore Ranch and Hunt Club at Fox Point neighborhoods.

- (b) *All annexed territory shall, at the earliest available date, be subject to the land use change process to bring the land use into compliance with the comprehensive plan. This process may result in a different land use designation and zoning classification.*

Staff Comment: The annexation request is accompanied by a concurrent request to change the subject property future land use from High Residential (Marion County) to Low Intensity (City) (LUC26-0001). Final action on the annexation will be required prior to final action on the requested future land use amendment to ensure proper jurisdiction/authority for the action. Due to the property size (larger than 50 acres), it is necessary to transmit the land use change to the Florida Department of Commerce for an expedited state review, pursuant to F.S. 163.3184. Subsequent to review by state agencies, the concurrent request will provide a City of Ocala future land use designation for the subject properties, providing consistency with this requirement.

Section 4 - Level of Service (LOS) Analysis

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

For the consideration of annexation and future land use designation, 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. However, it should be noted that the specific need for services will need to be further evaluated at the time of future development or connection to city services. Currently, the area is not served with City sanitary sewer service. The nearest connection point resides within the Fore Ranch development, adjacent to the subject property to the north. 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. Consistent with the conditions of annexation, development of the subject property will require connection to all city facilities upon development of the property.

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 that a maximum of 590 new dwelling units are proposed, a traffic study will be required during the site plan process.

Table 2: 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 there are no existing sanitary sewer lines accessible from the adjacent SW 52nd Street right-of-way (ROW). 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 required upon development of the site 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.*

Schools: 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 3: Student Generation:

PD26-0001 Scenario					
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. It is noted that, 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 Ct, which is within the desired industry standard of 1.5 miles for fire service.

Summary Staff Comments: *The location of the subject property in relation to existing nearby fire station and other city facilities will improve the efficiency of existing city fire facilities and other city services for any future development. Additionally having direct decision-making authority over future land use, zoning, and 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

- This requested Low Intensity future land use is the result of annexation of the subject property which requires a City future land use designation consistent with Section 122-246(b) of the Code of Ordinances and providing compliance with the Comprehensive Plan.
- The requested Low Intensity future land use change is consistent with the adjacent Neighborhood and Low Intensity future land use designations within the surrounding area.
- City utilities are available at this location, and no level of service issues have been identified for public facilities with the exception of sanitary sewer. No sanitary sewer connections exist within

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the adjacent right-of-way of SW 52nd Street and the nearest connection point for sanitary sewer is located north within the Fore Ranch development. Consistent with the conditions of annexation, connection to City public facilities will be required upon development of the property.

- The requested amendment to change the land use from a Marion County designation of High Residential to the City's Low Intensity future land use is consistent with the city's comprehensive plan and land development regulations.

Staff Recommendation: Approval of LUC26-0001
