



Rezoning Staff Report

Case No. ZON26-0008

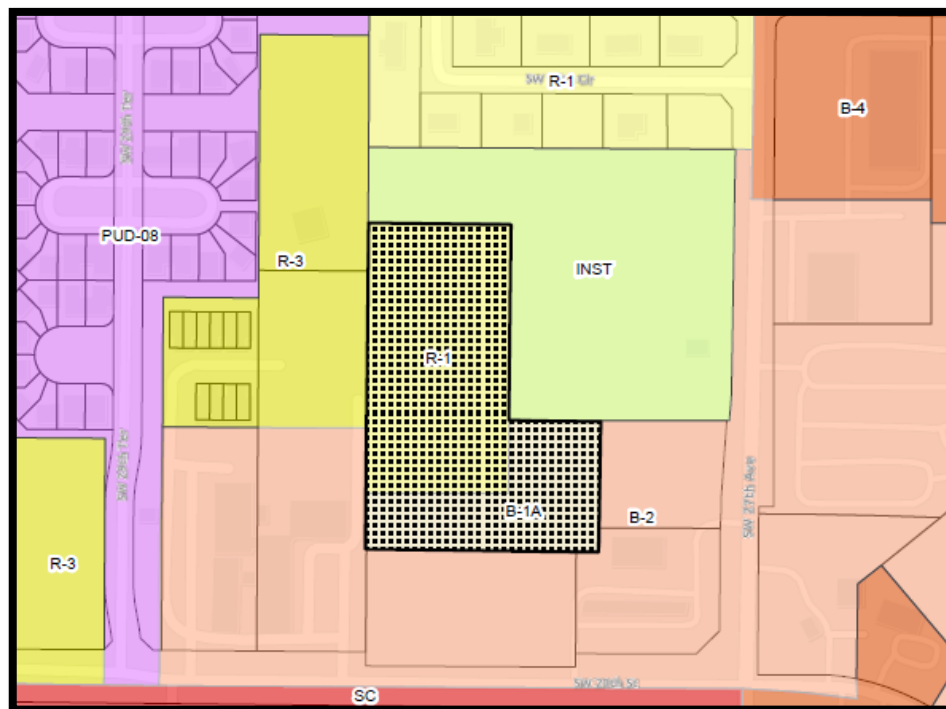
Planning & Zoning Commission: June 8, 2026

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

City Council (Adoption): August 4, 2026

Applicant/Property Owner: City of Ocala
Project Planner: Breah Miller, Planner II
Amendment Request: Rezone from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use.
Associated Applications: LUC26-0003
Parcel Information
Acres: ±4.06 acres
Parcel(s)#: 23476+001-00
Location: located 2800 block of SW 20th Street
Existing use: WRA
Future Land Use Designation: Neighborhood
Zoning Designation(s): R-1, Single- Family Residential and B-1A, Limited Neighborhood Business
Special District(s)/Plans(s): N/A
Overlay(s): N/A

Figure 1. Aerial Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	INST, Institutional	Everest Rehabilitation Hospital
East	Neighborhood	INST, Institutional B-2, Community Business	Everest Rehabilitation Hospital City of Ocala Lift Station #58
South	Neighborhood Low Intensity	B-2, Community Business	Kangaroo Express Undeveloped
West	Neighborhood	B-2, Community Business R-3, Multi- Family Residential	Amazing Kids World Academy Love Hair and Nail Spa Vibranium Comics Nogi Shoot Box/ Fight Sports Ocala Bicycle Center, Inc.

Applicant Request

This is a city staff-initiated request to rezone the subject property from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use.

A concurrent application to change the land use from Neighborhood to Public (LUC26-0003) is also requested by the applicant.

Background

The subject property, identified as Parcel 23476+001-00, comprises approximately 4.06 acres. The property was acquired by the City in 1975 and designated as City of Ocala Drainage Retention Area (DRA) #320 in association with Drainage Basin #3; which is a regional stormwater system located near SW/NW 27th Avenue and SW 17th Street Extension. The regional stormwater improvements were originally permitted in 1989 through the St. Johns River Water Management District (Permit No. 4-083-19651) and developed to support roadway improvements intended to provide better connectivity to SR 200.

Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)

Existing	R-1, Single-Family Residential	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products.	13,500 square feet	35-feet
Existing	B-1A, Limited Neighborhood Business	Intended for neighborhood convenience goods and services involving basic, regular household purchases. Building character, scale and intensity shall be compatible with surrounding residential development.	10,000 square feet	35-feet
Proposed	G-U, Governmental Use	Intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Any lawful, compatible use may be carried out in this district.	N/A	N/A

As a note, there are two adjacent unrelated cases also being requested at the June 8 Planning & Zoning Commission meeting, which include:

- Future Land Use change from Neighborhood to Low Intensity for three properties located to the south and west of the subject property.
- Rezoning request from R-3 to Inst, Institutional for two properties located to the west of the subject property.

Staff Analysis

The subject property has and continues to function as a city drainage retention area. The G-U zoning district is intended to accommodate properties owned and operated by governmental agencies and is therefore more consistent with both the ownership and continuous use of the property.

The proposed rezoning is considered a zoning clean-up consistent with Section 122-259 of the City of Ocala Code of Ordinances. Pursuant to Section 122-259, public buildings or uses may be permitted within zoning districts where such uses are otherwise prohibited, subject to a public hearing before the Planning and Zoning Commission and approval by resolution of the City Council.

Due to DRA #320 being established in 1989, there is no record indicating the municipal drainage retention area was approved through the public use approval process outlined in Section 122-259. However, records do indicate that an associated permit for the regional stormwater system was established by Kimley-Horn in 1989 through the St. Johns River Water Management District under Permit No. 4-083-19651.

Factual Support

1. The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. *Future Land Use Element Policy 6.6: Neighborhood: The intent of the Neighborhood category*

is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multifamily uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code.

Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office, institutional, educational facilities, recreational or cultural) facilities, at intensities compatible with surrounding neighborhoods, may be permitted. These uses are intended for locations on thoroughfares and collectors within the edges of the neighborhood districts. The type, size, location and justification for such non-residential facilities shall be based upon the existing and planned availability of supporting street networks, transit and other public facilities to promote convenience, reduced travel distance, conservation of energy, building and site design, as well as market demand for use as support to the surrounding neighborhood area and impact on the neighborhood residents.

There is no minimum density and intensity in this future land use category. The maximum density before any incentives is 5 dwelling units per gross acre for single family residential and 12 dwelling units per gross acre for multifamily residential. The maximum intensity before any incentives for non-residential development is 0.25 FAR. The location and application of incentives shall be set forth in the Land Development Code.

The subject property is currently utilized as a drainage retention area, has a Floor Area Ratio (FAR) of zero, and is proposed to remain as such. The existing Neighborhood Future Land Use designation does not establish a minimum density or intensity requirement and allows for both residential and non-residential uses. Amending the land use and zoning reflects the long term use of the property as a continuous public use that provides regional drainage solutions. Therefore, the existing use of the property is consistent with the proposed zoning district.

This request is also associated with a Future Land Use change from Neighborhood to Public. While the existing Neighborhood Future Land Use designation is compatible with the proposed zoning district, the Comprehensive Plan states that the Public Future Land Use category shall be used for parcels that are publicly owned and intended for use by the general public. These uses include publicly owned parks, active or passive recreational areas, educational facilities, conservation areas, and other forms of open space. As such, the proposed Public Future Land Use designation is more compatible with the GU zoning district and the property's existing use as a drainage retention area.

- b. *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.*

As identified in the Level of Service Analysis below, there appears to be adequate public facilities to service the subject properties.

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

a. Section 122-244 - District criteria: Zoning districts allowed under each land use classification.

<i>Public</i>	<i>G-U, FBC</i>
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The requested G-U, Governmental Use, zoning district is consistent with the proposed Public Future Land Use Classification.

Level of Service Analysis

The proposed request is a City-initiated rezoning associated with an existing city owned drainage retention area and does not propose any new development or intensification of use on the subject property. The property is proposed to remain as a drainage retention area with a Floor Area Ratio (FAR) of zero. Therefore, the request is not anticipated to generate additional traffic, increase demand on public utilities, or negatively impact the adopted Levels of Service for transportation, potable water, sanitary sewer, or solid waste facilities. Any future changes to the use or development of the property would be subject to additional review and analysis at the time of application.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing Neighborhood Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- Public Future Land Use category appropriate for the subject property pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan
- The G-U, Governmental Use, zoning district is appropriate with the existing and intended use of the subject properties.
- The subject property provides a public facility that addresses regional drainage and stormwater needs.

Staff Recommendation: <i>Approval</i>
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