



Rezoning Staff Report

Case No. ZON26-0012

Planning & Zoning Commission: July 13, 2026

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

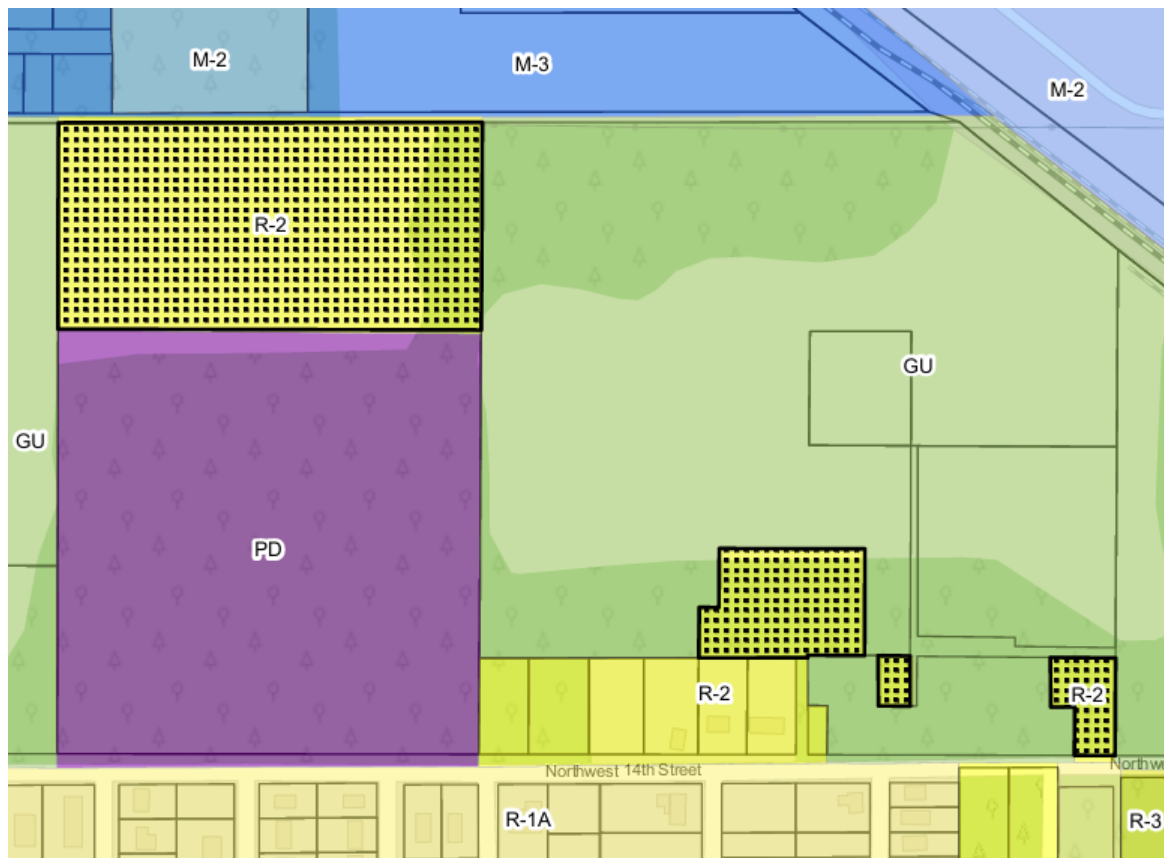
City Council (Adoption): September 1, 2026

Applicant: City of Ocala
Property Owner: City of Ocala
Project Planner: David Sablan, Planner II
Amendment Request: Rezone from R-2, Two-Family Residential, to G-U, Governmental Use District

Parcel Information

Acres: ±9.94 acres
Parcel(s)#: 25768-000-00, 25775+000-00, 25784+000-00, and 25785-000-00
Location: 700 and 800 blocks of NW 14th Street and the 1400 block of NW 17th Place
Existing use: Water Retention Area (wra) & Undeveloped
Future Land Use Designation: Public and Neighborhood
Zoning Designations: R-2, Two-Family Residential
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

The City is requesting a rezoning of four noncontiguous parcels from R-2, Two-Family Residential, to G-U, Government Use.

Three of the four subject parcels (25768-000-00, 25775+000-00, and 25784+000-00) have a Future Land Use designation of Public, while one of the four parcels (25785-000-00) has a Future Land Use designation of Neighborhood. There is a concurrent application to change the Future Land Use designation of parcel 25785-000-00 from Neighborhood to Public (LUC26-0005).

Section 2 - Background Information

The subject properties are comprised of four noncontiguous parcels totaling ±9.94 acres. The current designations of the property are:

<u>Zoning:</u>	R-2, Two-Family Residential , is intended to be of similar residential character to the single-family districts but also permits two-family dwellings and two dwellings on one lot.
<u>Future Land Use:</u>	(25785-000-00) Neighborhood , up to 5 dwelling units per acre (single family residence) and up to 12 units per acre (multifamily), and up to 0.25 floor area ratio (FAR).
	(25768-000-00, 25775+000-00, 25784+000-00) Public , residential not permitted, and up to 0.15 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	Undeveloped
East	Public	G-U	City of Ocala Disaster Debris Management Site
South	Neighborhood	R-2, Two-Family Residential PD, Planned Development	Undeveloped & Single-Family Residences (SFR) Undeveloped (88-unit SFR subdivision approved)
West	Public	G-U	William James Walking Trail

The subject properties were annexed into the City in 1964. Three of the four properties do not have adequate frontage on public rights-of-way and are therefore landlocked from public streets. These three properties are located approximately 350 feet east of NW Martin Luther King Jr Avenue and 100 feet north of NW 14th Street. The fourth property is located along the 700 block of NW 14th Street.

Parcel 25768-000-00 is a 8.10-acre parcel that contains City of Ocala Drainage Retention Area #140.

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Parcels 25775+000-00, 25784+000-00, and 25785-000-00 are undeveloped and interspersed throughout an area referred to as the “Lagoons.” The City’s Water Resources Department, who have responsibility for maintaining the City’s stormwater system, utilize the Lagoons as a Disaster Debris Management Site (DDMS). A DDMS is a temporary location designated for the collection, processing and disposal of debris generated by natural or man-made disasters and is regulated through the Florida Department of Environmental Protection.

The City acquired the subject properties at various times between 1985 and 2021.

Section 3 – Staff Analysis

This report reviews the proposed rezoning for alignment with the city's adopted comprehensive plan, and relevant land development regulations. The current R-2 zoning is not compliant with Public Future Land Use designation. The request to rezone from R-2 to G-U will fix this Comprehensive Plan compliance issues. Per the Ocala Code of Ordinances Section 122-481 the G-U district is applied to those areas where the uses conducted are primarily of municipal governments.

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 6.6: 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:

Three of the four subject parcels currently have the Public Future Land Use Designation. There is a concurrent application to change the fourth subject property’s Future Land Use designation to Public. The existing and intended immediate use of the sites as a DRA and DDMS, are civic facilities that fall within the primary uses intended for the Public Future Land Use designation.

Consistency with Land Development Regulations:

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

2. *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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Staff Comment:

The requested G-U, Governmental Use, zoning district is consistent with the Public Future Land Use Classification, which three of the four subject parcels currently have and is being proposed for the fourth parcel as part of a concurrent application (LUC26-0005).

Section 4 - Level of Service (LOS) Analysis

The benefit of LOS analysis for a zoning amendment 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 or possibly to increase capacities.

Section 5 - Staff Findings and Recommendation

- Public Future Land Use classification is 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.

Staff Recommendation: Approval of ZON26-0012
