



Rezoning Staff Report

Case No. ZON26-0007

Planning & Zoning Commission: July 13, 2026

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

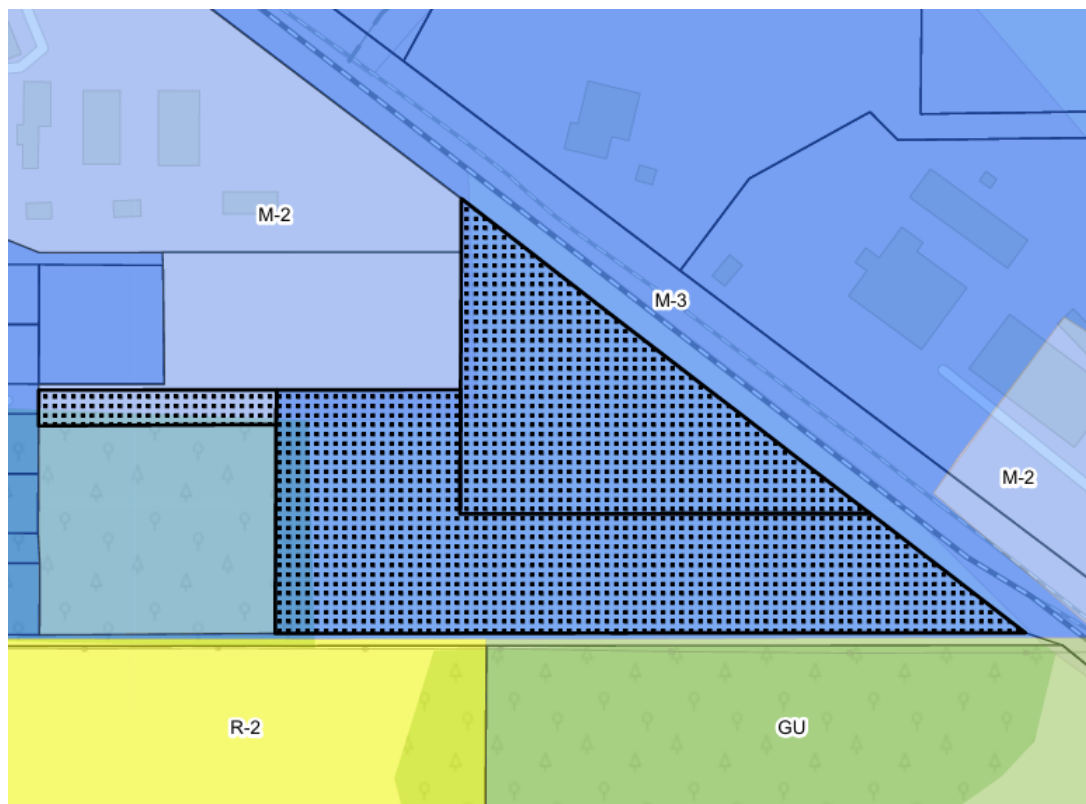
City Council (Adoption): September 1, 2026

Applicant: City of Ocala
Property Owner: City of Ocala
Project Planner: David Sablan, Planner II
Amendment Request: Rezone from M-2, Medium Industrial District and M-3, Heavy Industrial District, to G-U, Governmental Use District

Parcel Information

Acres: ±11.20 acres
Parcel(s)#: 25502-000-00, 25502-002-00, & 25491-001-00
Location: 1700 Block of NW Martin Luther King Jr Avenue
Existing use: Undeveloped
Future Land Use Designation: Medium Intensity/Special District
Zoning Designations: M-2, Medium Industrial District & M-3, Heavy Industrial District
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

In an effort to provide the appropriate future land use and zoning designations for city owned properties that are anticipated to further the city's ability to provide for or enhance city services and infrastructure, staff has identified several properties throughout the city and have initiated amendments to establish them with the appropriate city designations of the Public future land use category and the G-U, Governmental Use zoning district, as needed.

The City is requesting a rezoning of three contiguous parcels; two parcels (25502-000-00 & 25502-002-00) totaling 10.65-acres from M-3, Heavy Industrial to G-U, Governmental Use, and one parcel (25491-001-00) totaling 0.55 acres from M-2, Medium Industrial to G-U.

There is a concurrent application to change the Future Land Use designation of all three parcels from Medium Intensity/Special District to Public (LUC26-0002).

Section 2 - Background Information

The subject property is comprised of three contiguous parcels totaling ±11.20 acres. The current designations of the properties are:

Zoning:

(25491-001-00) M-2, Medium Industrial, is intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor manufacturing activities associated with permitted uses may be allowed in the M-2 district as a special exception. Service establishments serving the industrial uses or district shall be permitted. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.

(25502-000-00 & 25502-002-00) M-3, Heavy Industrial, is intended primarily for those heavy manufacturing and processing activities which create undesirable effects which are not properly associated with residential or commercial areas. Outdoor manufacturing activities and storage associated with permitted uses may be allowed in the M-3 district. Service and commercial establishments as well as showroom and outdoor sales are not permitted in this district. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.

Future Land Use:

Medium Intensity/ Special District, between 5 to 30 dwelling units per acre, and between 0.15 to 4.0 floor area ratio (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	Construction Materials Yard (across railroad) Vacant

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East	Employment Center	M-3, Heavy Industrial M-2, Intermediate Industrial	Construction Materials Yard (across railroad) Warehouse (across railroad)
South	Public	R-2, Two-Family Residential G-U, Governmental Use	City of Ocala Drainage Retention Undeveloped Area
West	Medium Intensity/ Special District	M-2, Intermediate Industrial M-3, Heavy Industrial	Undeveloped

The subject properties were annexed into the City in 1964. The three properties do not have adequate frontage along a public right-of-way (ROW). All three properties are situated approximately 540-feet east of NW Martin Luther King Jr Avenue, and at the terminus of the ROW for NW 18th Street, an unmaintained dirt road, which was never constructed as a complete City street. Parcel 25491-001-00 was purchased by the City to act as access to the parcels located further to the east. A CSX owned railroad runs along the eastern boundary of the project site and separates it from heavy industrial uses east of the railroad.

The City acquired parcels 25502-002-00 and 25491-001-00 in April 2018, and purchased parcel 25502-000-00, in May 2026. The City's immediate plans for the subject property are to utilize it as a Disaster Debris Management Site (DDMS) for storm debris.

As shown in **Figure 1. Case Map** the subject property is located north of land that is owned and utilized by the City as a DRA, some of which is already zoned GU and some of which is zoned R-2, Two-Family Residence. The properties which are zoned residentially have a concurrent application to rezone to G-U.

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 M-2 zoning is compliant with the comprehensive plan and applicable land development regulations but the M-3 zoning is not compliant with the comprehensive plan future land use designation of Medium Intensity/Special District. The request to rezone from M-2 and M-3 to G-U will fix the Comprehensive Plan compliance issues and recognize the property as a publicly owned property. A concurrent application has been made to change the underlying land use from Medium Intensity/Special District to Public. Per the Code of Ordinances Section 122-481 the GU district is applied to those areas where the uses conducted are utilized by governmental agencies.

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.*

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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:

There is a concurrent application to change the subject property's Future Land Use designation to Public. The immediate use of the site as a DDMS as well as the potential use as stormwater retention area, are civic facilities that fall within the intended use of 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 proposed Public Future Land Use Classification.

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 minimal or be to increase capacities.

Section 5 - Staff Findings and Recommendation

- The G-U zoning district is intended to accommodate properties owned and operated by governmental agencies and is therefore more consistent with the existing use of the property.
- Public Future Land Use classification would be the appropriate designation for a property zoned G-U, pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan
- The G-U, Governmental Use, zoning district is consistent with the existing and intended use of the subject properties.
- The proposed amendment will provide the city with additional opportunities for the expansion of city public services and infrastructure in this area.

Staff Recommendation: Approval of ZON26-0007
