



Land Use Change Staff Report

Case No. LUC26-0003

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: Change the Future Land Use designation for the subject property from Neighborhood to Public.

Parcel Information

Acres: ±4.06 acres
Parcel(s)#: 23476+001-00
Location: located in the 2800 block of SW 20th Street
Existing use: Drainage Retention Area
Future Land Use Designation: Neighborhood
Zoning Designation: R-1, Single- Family Residential, and B-1A, Limited Neighborhood Business
Special District(s)/Plan(s): N/A
Overlay(s): N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

This is a staff-initiated request to change the Future Land Use designation for the subject property from Neighborhood to Public.

A subsequent application to rezone the subject property from R-1, Single- Family Residential, and B-1A, Limited Neighborhood Business, to G-U, Governmental Use (ZON26-0008) is also requested by the applicant.

Section 2 - Background Information

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.

The current designations of the properties are:

- Zoning:**
- R-1, Single- Family Residential** district is intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products.
 - B-1A, Limited Neighborhood Business** for neighborhood convenience goods and services involving basic, regular household purchases. Building character, scale and intensity shall be compatible with surrounding residential development.
- 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).

Table 1: 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.
------	--------------	--	--

As a note there are two 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.

Section 3 – Staff Analysis

The proposed Future Land Use change from Neighborhood to Public is intended to bring the subject property into compliance with its public function and existing governmental use as a City drainage retention area. While the existing Neighborhood Future Land Use designation is generally compatible with the surrounding area, the Comprehensive Plan states that the Public Future Land Use category shall be applied to publicly owned properties intended for use by the general public or for governmental functions.

The subject property has and continues to function as a city drainage retention area since its establishment as DRA #320 associated with Drainage Basin #3. Therefore, the proposed Public Future Land Use designation is more consistent with both the ownership and continuous operational function of the property.

The requested Future Land Use amendment also supports the associated rezoning request to G-U, Government Use. The existing zoning classification is not consistent with the proposed Public Future Land Use designation. Approval of the associated rezoning is necessary to establish consistency between the Future Land Use, zoning district, and the property’s existing use.

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: 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:

The subject property is publicly owned by the City of Ocala and is utilized for a governmental function that serves the general public. Historically, the property has functioned as a city drainage retention area associated with the regional stormwater infrastructure system that serves the public. Therefore, it is consistent with the intent of the Public Future Land Use category. The proposed Public land use designation better aligns with the operational purpose of the property and is consistent with the associated requested G-U, Government Use, zoning district, which is intended to accommodate publicly owned and operated facilities. The subject property has a Floor Area Ratio (FAR) of zero and is proposed to remain as such. Therefore, the request is consistent with the maximum intensity standards established under the Public Future Land Use.

The proposed Public Future Land Use category is not consistent with the existing R-1, Single-family Residential, and B-1A, Neighborhood Business, zoning districts. G-U zoning is consistent with all land use categories of the City’s comprehensive plan, but it is appropriate to amend the land use to reflect the public purpose of the subject property. Therefore, a zoning map amendment is necessary to establish consistency between the Future Land Use designation, zoning district, and the property’s existing governmental use.

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.*

The proposed Public Future Land Use designation is compatible with the surrounding area. The property will continue to operate as a stormwater facility.

The request will not negatively impact surrounding development patterns, available public facilities and services, or existing topography and soil conditions, as the property will remain in its current stormwater retention configuration.

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	Public	Primary Uses: Industrial, office, commercial Secondary Uses: Public, recreation, institutional, residential, educational facilities	n/a	Up to 0.15 FAR

Section 5 - Level of Service (LOS) Analysis

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.

Section 6 - Staff Findings and Recommendation

- The requested Public Future Land Use designation is consistent with the existing governmental use as a City of Ocala drainage retention area.
- The existing zoning district is not consistent with the proposed Public Future Land Use category. A zoning map amendment is necessary to establish consistency between the Future Land Use, zoning district, and the property's existing use. A concurrent zoning map amendment is associated with this request.

Staff Recommendation: Approval of LUC26-0003