



Land Use Change Staff Report

Case No. LUC26-0005

Planning & Zoning Commission: July 13, 2026

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

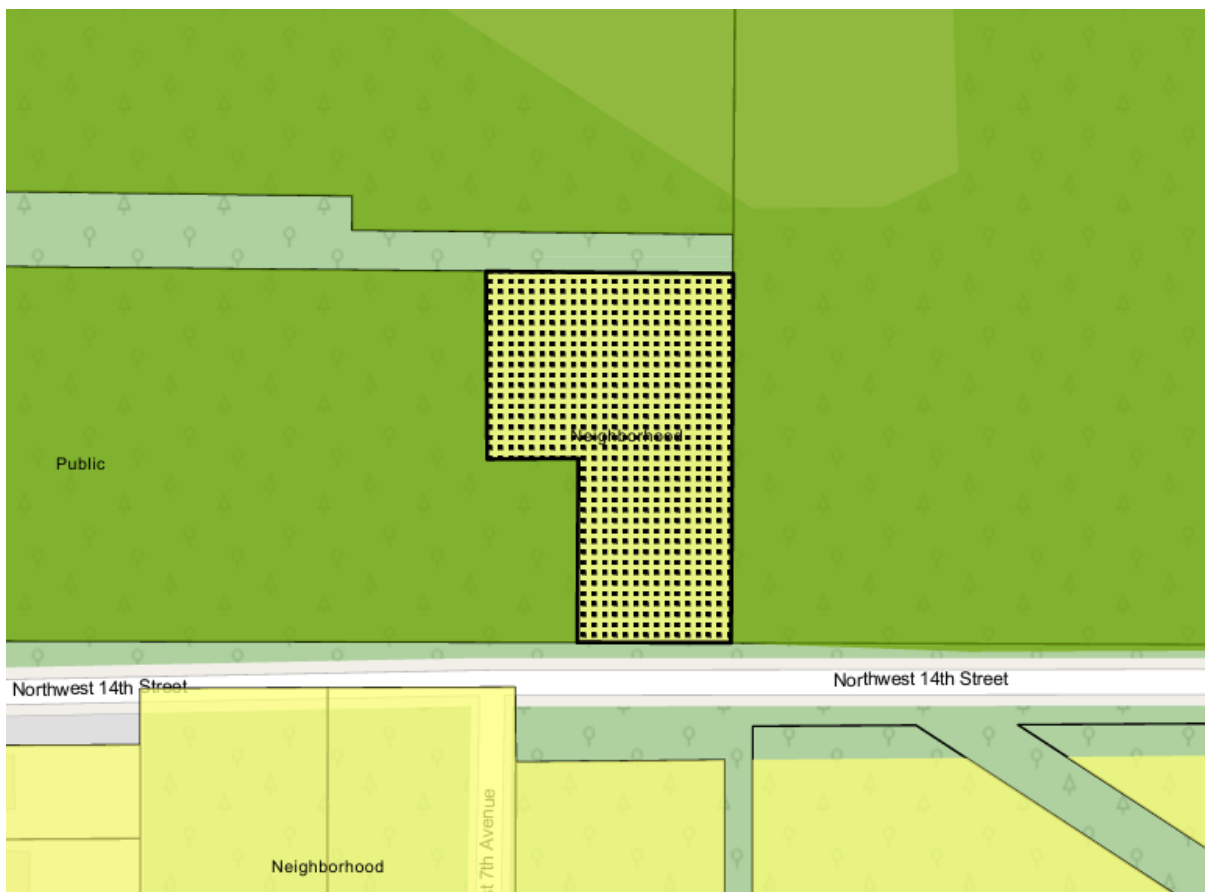
City Council (Adoption): September 1, 2026

Applicant: City of Ocala
Property Owner: City of Ocala
Project Planner: David Sablan, Planner II
Amendment Request: Change the Future Land Use designation from Neighborhood to Public

Parcel Information

Acres: ±0.52 acres
Parcel(s)#: 25785-000-00
Location: 700 Block of NW 14th Street
Existing use: Undeveloped
Future Land Use Designation: 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

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 G-U, Governmental Use zoning district as needed.

The City is requesting to change the Future Land Use designation for the subject property totaling ±0.52 acres from Neighborhood to Public.

There is a concurrent application to rezone the subject property to G-U, Government Use (ZON26-0012).

Section 2 - Background Information

The subject property is ±0.52 acres. The current designations of the property are:

Zoning: **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.

Future Land Use: **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).

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Public	G-U	City of Ocala Disaster Debris Management Site (DDMS)
East	Public	G-U	City of Ocala DDMS
South	Neighborhood	R-1A, Single-Family Residence	Undeveloped (Across NW 14th Street)
West	Public	G-U	City of Ocala DDMS

The subject property was annexed into the City in 1964 and is located along the 700 block of NW 14th Street.

The City acquired the subject property in 2021. The property is part of 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

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generated by natural or man-made disasters and is regulated through the Florida Department of Environmental Protection.

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 current governmental use as a DDMS. The Public Future Land Use category shall be applied to publicly owned properties intended for use by the general public or for governmental functions.

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 will be utilized for a governmental function that serves the general public. The immediate use of the site as a DDMS falls within the intended use for the Public Future Land Use designation. Additionally, the proposed Public designation better reflects the operational purpose of the property and is compatible with the associated requested rezoning to G-U 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.

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.*

Staff Comment:

The proposed Public Future Land Use designation is compatible with the surrounding area.

The property will continue to operate as a DDMS. 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 configuration

Table 2: Existing and Proposed Land Use Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	Neighborhood	Residential, Recreation, institutional, limited neighborhood-scale office	Up to 5 units/acre (SFR) Up to 12	Up to 0.25 FAR

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		and commercial, educational facilities	units/acre (MFR)	
Proposed	Public	Primary Uses: Industrial, office, commercial Secondary Uses: Public, recreation, institutional, residential, educational facilities	n/a	Up to 0.15 FAR

Section 4 - Level of Service (LOS) Analysis

The benefit of LOS analysis for a land use change 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 requested Public Future Land Use designation is consistent with the intended governmental use as a City of Ocala facility.
- 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 classification, and the property's existing use.
- The Public Future Land Use classification is consistent with the current and intended uses of the subject property pursuant to Section 122-244 of the Code of Ordinances, and the Comprehensive plan.
- The proposed amendment will provide additional opportunities for the expansion of city public services and infrastructure in this area.

Staff Recommendation: Approval of LUC26-0005