



**Marion County
Board of County Commissioners**

Growth Services

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Ocala, FL 34470
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**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 10/27/2025	BCC Date: 11/18/2025
Case Number	251110ZP
CDP-AR	33323
Type of Case	Rezoning from General Agriculture (A-1) and Community Business (B-2) to Planned Unit Development (PUD)
Owner	Drake Ranch, L.L.C.
Applicant	Tillman & Associates Engineering, L.L.C. & Colalto Ranch Development, L.L.C.
Street Address/Site Location	13210 SW Highway 200, Dunnellon, FL 34432
Parcel Number(s)	40866-000-00, 41109-005-00, 41109-006-00, 41109-009-00, 41109-015-00 & 41109-017-01
Property Size/Project Area	±1,485.05 AC / ±446.72 AC <u>±407.40 AC</u>
Future Land Use	Rural Land (RL)
Existing Zoning Classification	General Agriculture (A-1)
Overlays Zones/Special Areas	Outside Urban Growth Boundary (UGB), Secondary Springs Protection Zone (SSPZ), Environmentally Sensitive Overlay Zone (ESZ), FEMA Flood Zone X/AE, Flood Prone areas present
Staff Recommendation	DENIAL
P&Z Recommendation	APPROVAL WITH AMENDED CONDITIONS
Project Planner	Christopher Rison & Jared Rivera-Cayetano
Related Cases	None

I. ITEM SUMMARY

Tillman & Associates Engineering, L.L.C. and Colalto Ranch Development, L.L.C., on behalf of Drake Ranch, L.L.C., filed a rezoning application to change the zoning of a ±446.72-acre site from General Agriculture (A-1) and Community Business (B-2) to Planned Unit Development (PUD). The Parcel Identification Number(s) for the site, hereafter referred to as the "Project," includes all, or a portion of, 40866-000-00, 41109-005-00, 41109-006-00, 41109-009-00, and 41109-017-01; the legal descriptions are provided within the rezoning application (see Attachment A).*

According to the Marion County Property Appraiser (MCPA), PID 40866-000-00 has a street address of 13210 SW Highway 200, Dunnellon, FL; however, the applicant has indicated that all residential structures on this property have since been demolished. An existing single-family residence, with a separate street address of 13550 SW Highway 200, Dunnellon, FL (PID 40866-002-00), is surrounded by the Project and is not included in this application. The Project is not within an existing subdivision. The Project is located outside the Urban Growth Boundary (UGB) and within the Secondary Springs Protection Zone (SSPZ).

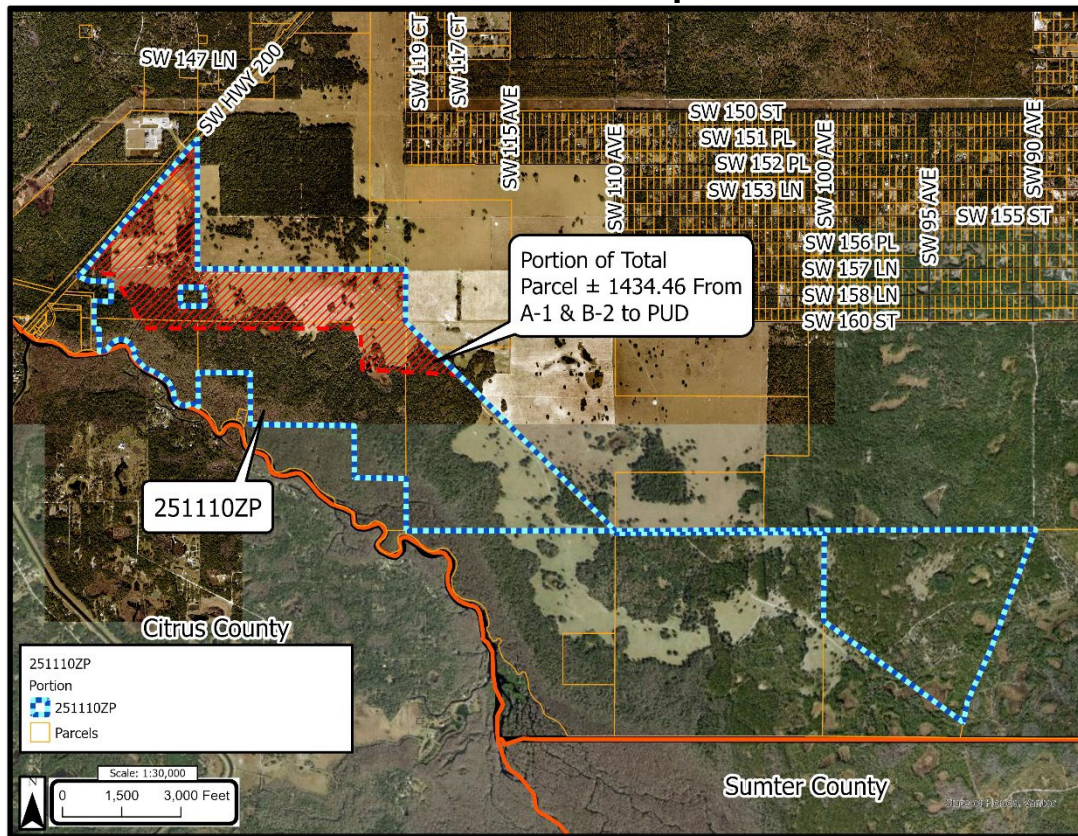
The intention of this zoning change is to provide thirty-eight (38) one-acre lots and two (2) farm lots for a total of forty (40) lots, each to be used for a single-family residence and an accessory family cottage/guest home, for a total of 88 dwelling units. A separate caretaker residence is also proposed to manage all ranch operations. The applicant proposes recreational and agricultural amenities including a community center, sports fields, an equestrian area, a shared-use path, and boat ramp/pavilion. The applicant proposes well and septic (performance-based) in lieu of central water and wastewater service. See Attachment D for the submitted PUD Concept Plan, most recently dated to October 21, 2025.

**This report was significantly edited following the Planning & Zoning (P&Z) Commission hearing to remove most references to the originally submitted PUD Concept Plan, which had included PID 41109-015-00 in the application. To reflect changes since the Planning and Zoning Commission hearing, sections highlighted in Green have been added and ~~sections highlighted in Red have been removed~~.*

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **DENIAL** of this rezoning application. The inclusion of the proposed caretaker residence would render the project inconsistent with the maximum allowable density for the Rural Land (RL) designation, as farmworker housing units should be included in the Project's identified lots/units. The applicant is therefore proposing more than the maximum allowable density while proposing well and septic in lieu of central water and wastewater service. Staff finds that the Project will adversely affect the public interest, is not consistent with certain provisions in the Marion County Comprehensive Plan, is not consistent with certain provisions in Section 4.2.31 of the Marion County Land Development Code (LDC), and may not be compatible with surrounding area.

Figure 1
General Location Map



III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (10 owners) within 300 feet of the subject property on October 10, 2025. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on October 17, 2025, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on October 13, 2025. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of this staff report, three (3) letters of opposition have been received.

IV. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria are addressed below.

A. *Compatibility with Surrounding Area.*

"Compatibility" is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." Figure 1, above, is a general location aerial displaying existing and surrounding site conditions.

Figure 2, below, shows the location of nearby subdivisions. Along SW Highway 200, the proposed Project entrance is more than 1.5 and 1.75 miles southwest of the Bel Lago Hamlet and the unrecorded Florida Highlands subdivisions, respectively. The proposed Project entrance is more than two (2) miles from the Spruce Creek Preserve subdivision.

Figure 2
Existing Subdivisions

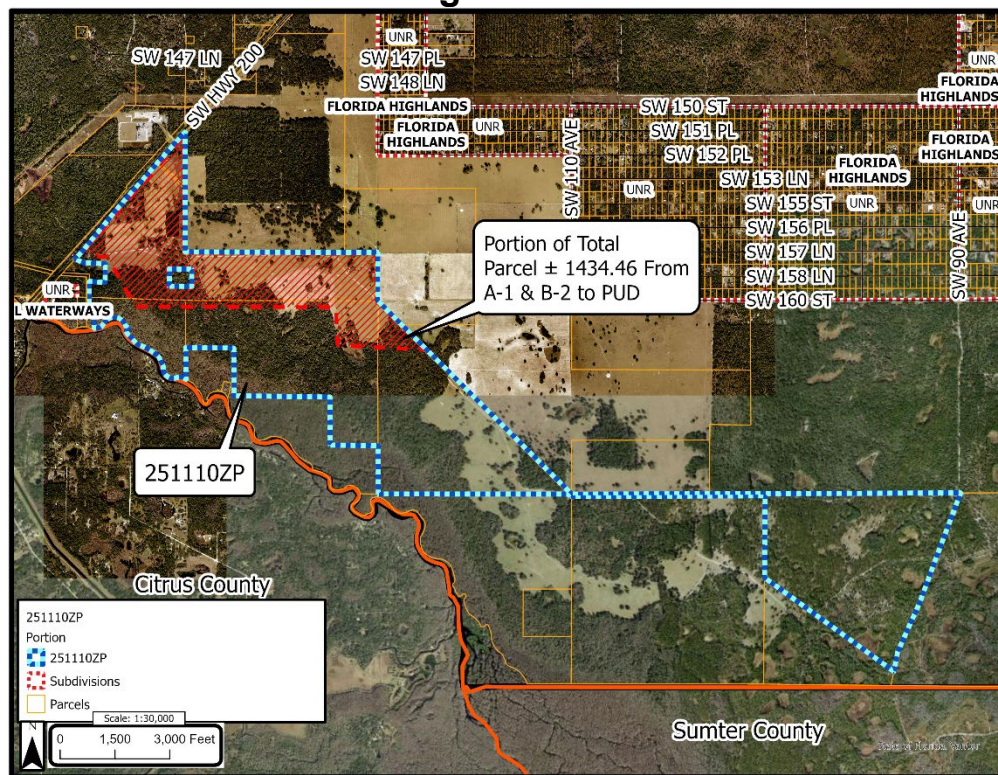
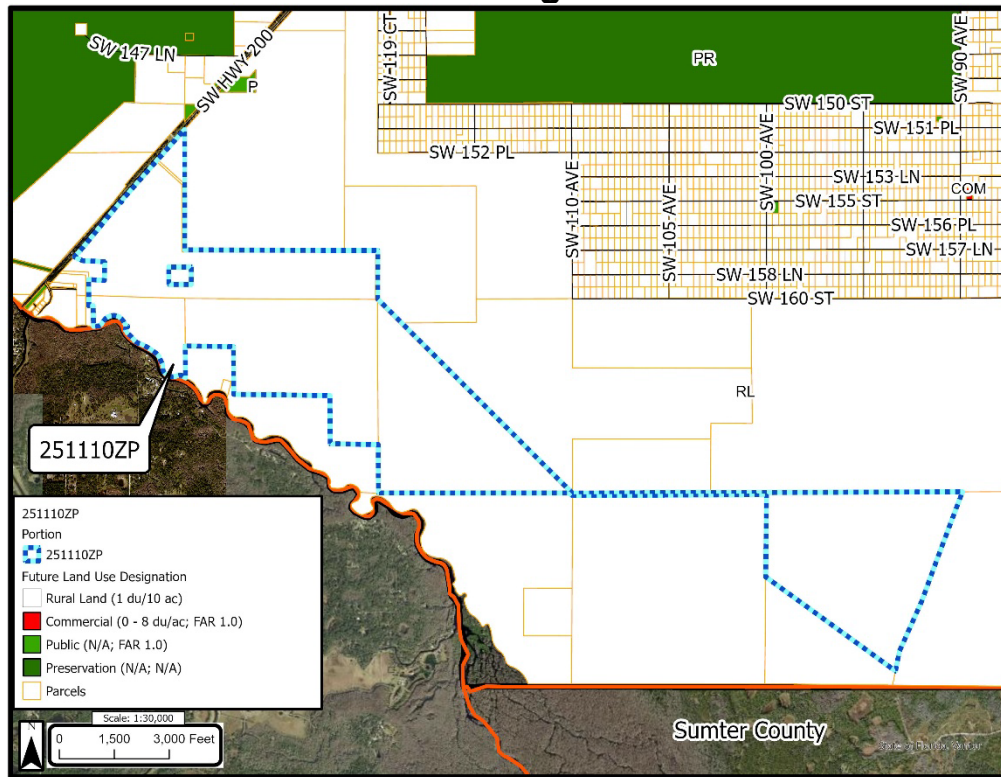


Figure 3, below, shows the Future Land Use (FLU) designation of the Project and all surrounding properties is predominantly Rural Land (RL). Staff notes that several properties along SW Highway 200, owned by the Florida Department of Transportation (FDOT), are designated as Public (P). An 8,000-acre property across SW Highway 200, owned by the Southwest Florida Water Management District (SWFWMD), has a Preservation (PR) land use designation. PID 41109-015-00—initially included in this application—and other properties held under common ownership, may all be under a conservation easement, as agreed with the SWFWMD. Such properties may be undevelopable.

**Figure 3
FLUM Designation**



**Figure 4
SWFWMD Conservation Land**

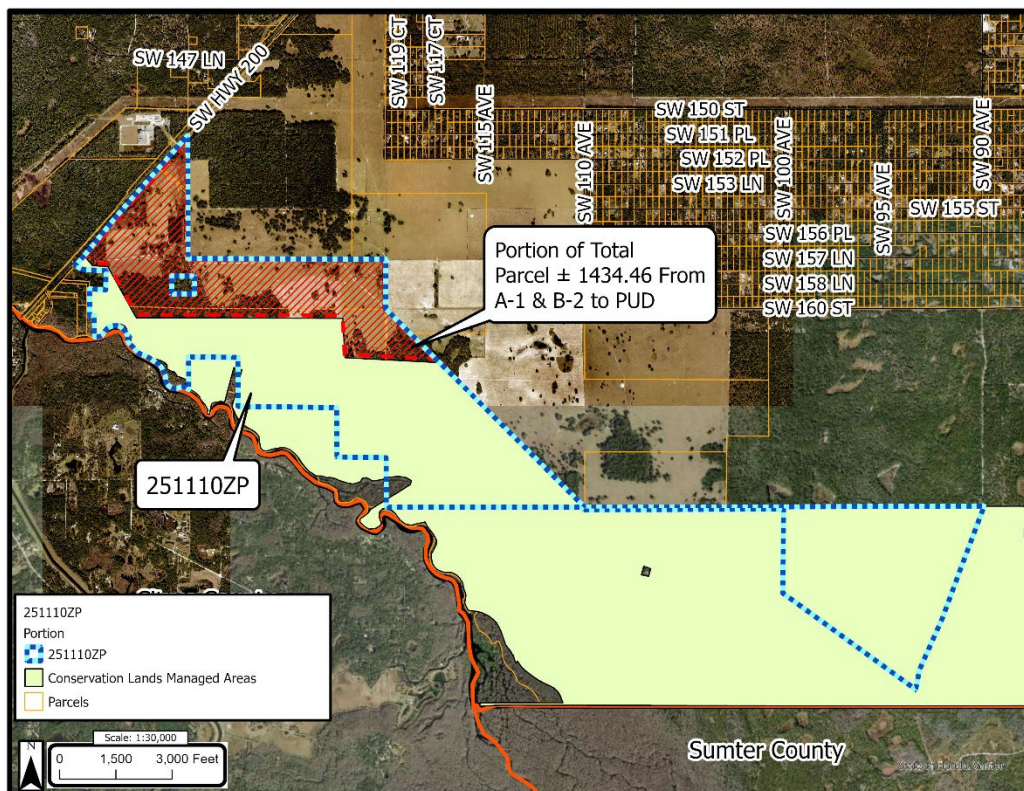


Figure 5, below, displays the existing zoning classifications for the Project in relation to the existing zoning classifications of the surrounding properties, and Figure 6 shows the zoning classification proposed by the applicant. In general, all remaining properties that surround the Project—including those in the Florida Highland subdivision—are currently zoned for General Agriculture (A-1).

Staff notes there are some exceptions. Continuous portions of parcels along SW Highway 200, approximately 400 feet in width and including certain properties in the unrecorded Florida Highland subdivision, are currently zoned for Community Business (B-2). That said, Staff notes such portions are inconsistent with the Rural Land (RL) land use designation and would require a zoning change upon development. Properties in the Bel Lago Hamlet are currently zoned for Residential Agricultural Estates (A-3), with 1.5-acres lots approved through previous County procedures for hamlet-style development (Rezoning Case No. 030810Z). Properties in the Spruce Creek Preserve subdivision are currently zoned for Planned Unit Development (PUD), as approved in 1991 (Rezoning Case No. 910403Z). The latter developments are served by central facilities.

**Figure 5.
Zoning Classification**

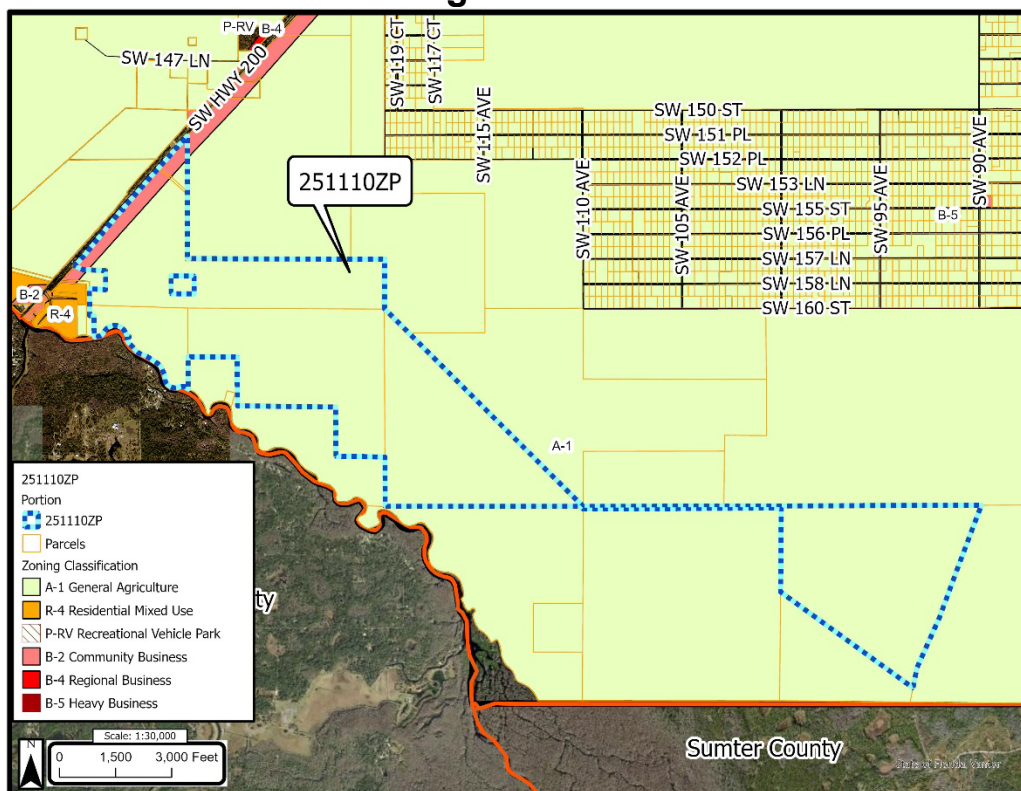


Figure 6.
Proposed Zoning Classification

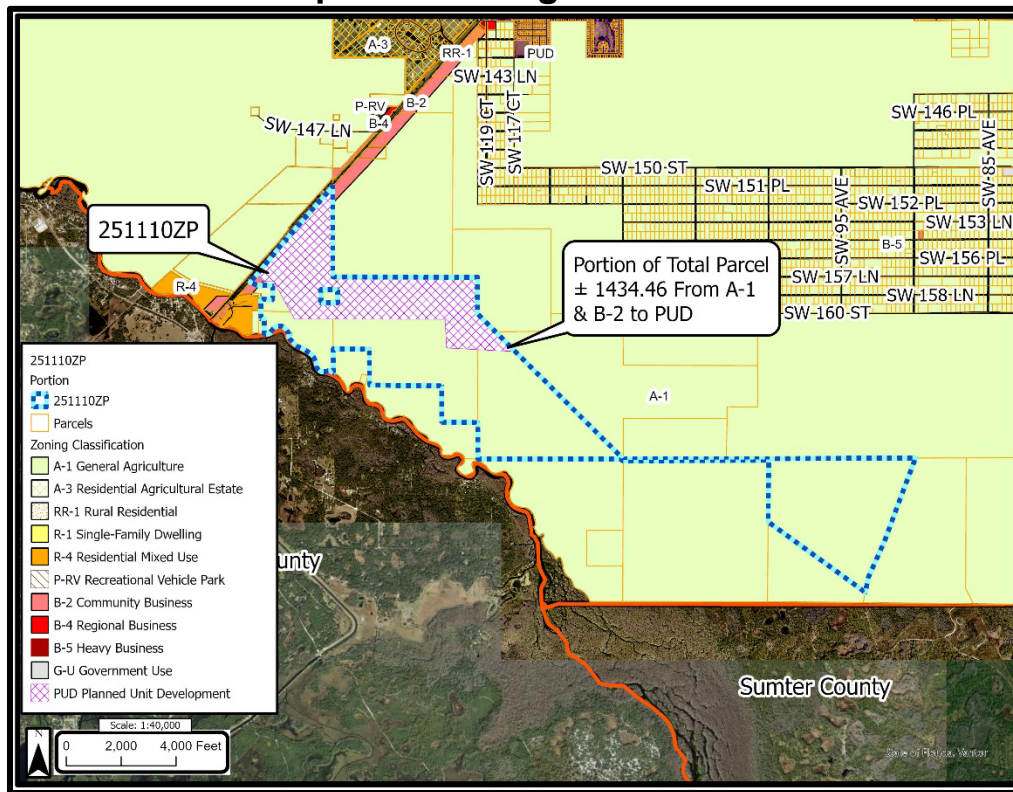


Figure 7, below, displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC). Properties owned by the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Transportation (FDOT) are characterized as Government Institution. Staff notes a property to the north/northwest of the Project (PID 40867-001-00) is characterized as Utility, serving as a natural gas distribution facility.

Several properties zoned for General Agriculture (A-1) in the Florida Highlands subdivision are predominantly characterized as residential in nature, including Mobile Home Residential and Single-Family Residential. Properties in the Bel Lago Hamlet subdivision are characterized as Vacant Residential, Single Family Residential, and Agricultural Production. Properties in the Spruce Creek Preserve subdivision are characterized primarily as Single Family Residential.

In general, existing residential development is limited. Only nine (9) properties are currently developed for residential uses within a half mile distance of the Project. Indeed, in general, most adjacent properties that surround the Project are characterized by Marion County Property Appraiser as agricultural production.

Indeed, within the nearby Bel Lago Hamlet subdivision, approximately fifteen (15) permit applications for residential development, out of thirty-four (34) total, have received a Certificate of Occupancy since 2016. Staff notes the twenty-five (25) out of thirty (30) residential lots, approximately 1.5 acres in size, remain

undeveloped in the Bel Lago West Hamlet subdivision. Within the Florida Highland subdivision, approximately 132 permit applications have received a Certificate of Occupancy since 2016. Staff notes that 1,344 lots, approximately 1.25 acres in size, remain undeveloped.

Figure 8, below, identifies nearby under-review, DRC-approved, or permitted (large-scale) residential development.

Figure 7.
Existing Use per Property Appraiser

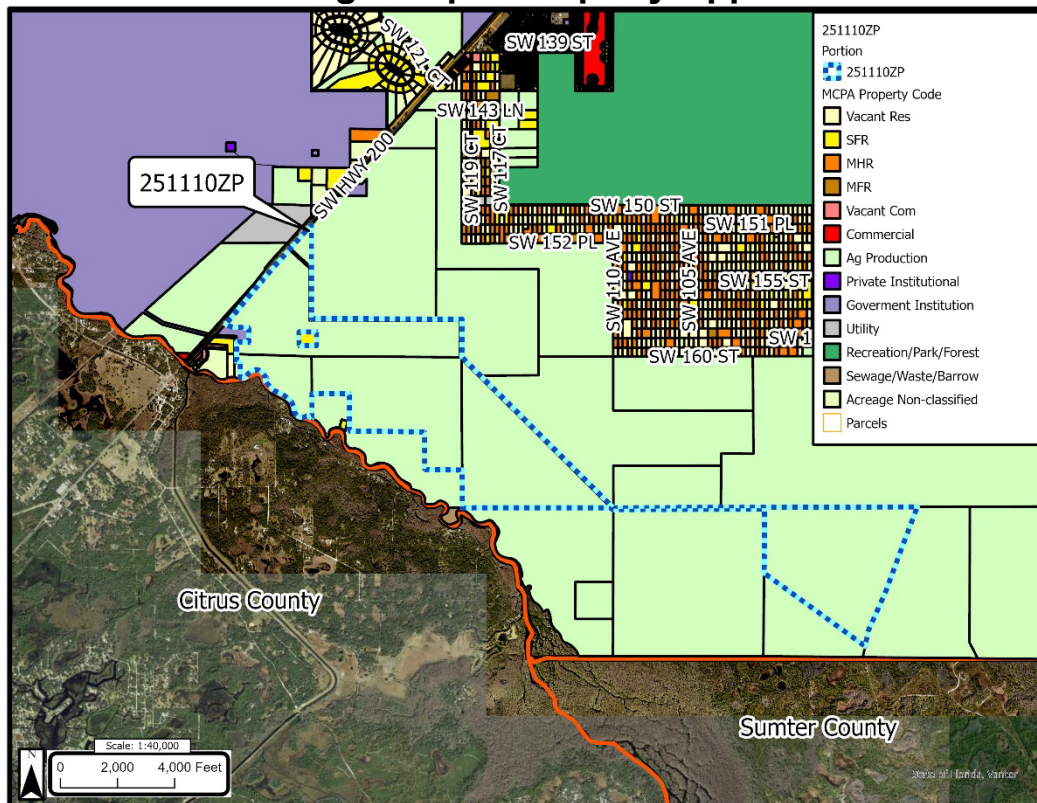
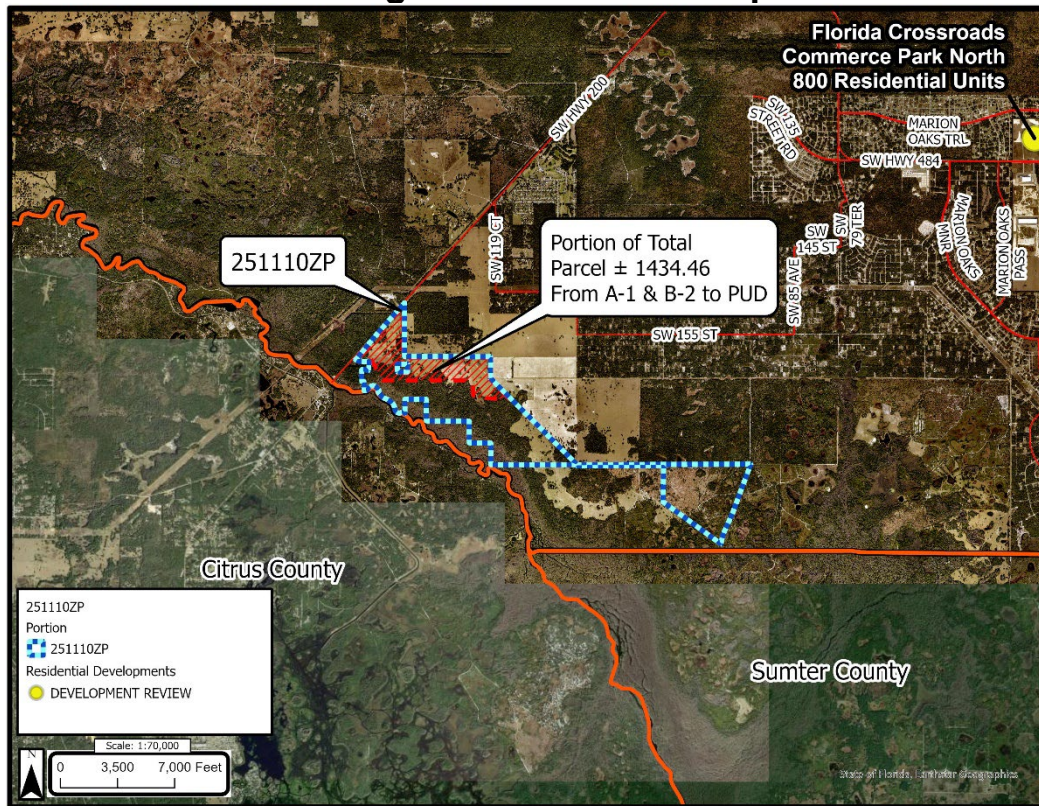


Figure 8.
Surrounding Residential Developments



Consistent with LDC Section 2.7.3.D, staff conducted a site visit on October 17, 2025. The Project site currently has four (4) points of access along SW Highway 200, paved and unpaved. Photos of four (4) existing gateways are located in Attachment C.

In general, the SW Highway 200 corridor surrounding the Project site is heavily forested; the southwestern corner of the Project is especially forested, with an existing single-family residence on PID 40866-002-00 (not included in the Project). Staff notes that the northern portion of the Project frontage is comparatively less dense in vegetation. Furthermore, the eastern portion of the Project is considerably sparse, with several general-purpose buildings on-site. Most of the Project site is vacant with multiple clusters of trees. Staff notes the presence of wetlands on this portion of the Project.

Site photos are attached to this report (see Attachment C). Table 1, below, assembles the information in Figures 4, 5, 6, and 7 in tabular form.

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	MCPA Existing Use
Project	Rural Land (RL)	General Agriculture (A-1) & Community Business (B-2)	Agricultural Production
North	Rural Land (RL)	General Agriculture (A-1)	Agricultural Production & Utility
South	Rural Land (RL)	General Agriculture (A-1)	Agricultural Production
East	Rural Land (RL)	General Agriculture (A-1) & Community Business (B-2)	Agricultural Production
West	Right-of-Way & Rural Land (RL)	Right-of-Way, General Agriculture (A-1) & Community Business (B-2)	Right-of-Way, Agricultural Production, Government Institution & Acreage Unclassified
PID 40866-002-00*	Rural Land (RL)	General Agriculture (A-1)	Single Family Residential

*Not included in the Project.

Figure 9, below, displays the submitted Drake Ranch PUD Concept Plan, dated October 21, 2025.

The applicant proposes thirty-eight (38) acre lots and two (2) farm lots for a total of forty (40) lots, each to be used for a single-family residence and an additional family cottage/guest home, for a total of 80 dwelling units. A separate caretaker residence is also proposed to manage agricultural operations on-site. The applicant proposes recreational and agricultural amenities including a community center, a shared-use path, sports fields, and an equestrian area.

Table 2, below, displays the proposed PUD development standards. The applicant indicates a maximum building height of fifty (50) feet for both lot types. The applicant indicates all farm lots shall meet General Agriculture (A-1) development standards, including permitted uses, minimum lot area of ten (10) acres, and setbacks of twenty-five (25) feet from all lot lines. One of the acre lots, Lot 6 as indicated in the submitted PUD Concept Plan, will also be subject to A-1 development standards. No minimum lot width is proposed; however, the applicant has requested a minimum track width of 150 feet for such lots.

The applicant has indicated that all primary structures in the one-acre lots shall meet setbacks of twenty-five (25) feet from the front lot line, five (5) feet from the side, fifty (15) feet from the side-street, and twenty-five (25) from the rear. For

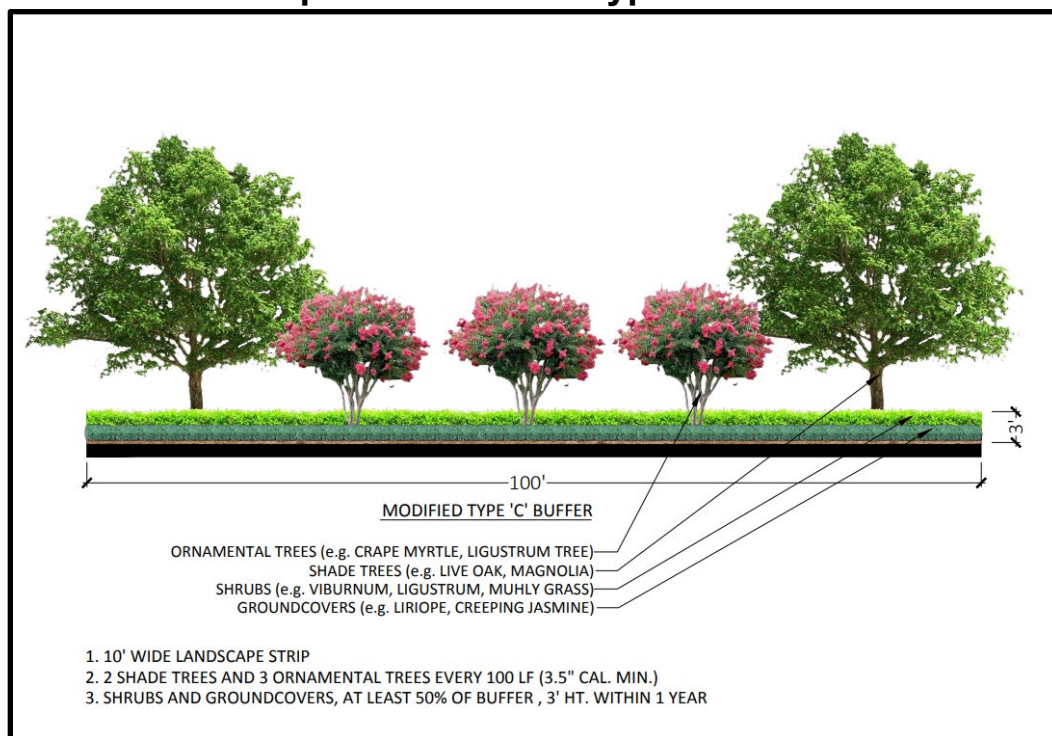
accessory structures, setbacks are proposed to be five (5) feet from the side, fifteen (15) feet from the side-street, and twenty-five (25) from the rear. Minimum lot area shall be one (1) acre. No minimum lot width is proposed; however, the applicant has requested a minimum track width of 143 feet for such lots.

Except for family cottages/guest homes, all accessory structures may only be permitted in the side or the rear of the primary residence in the one-acre lots, consistent with R-1 development standards. General Agriculture (A-1) uses—such as the keeping of horses and cattle—would not be allowed in such acre lots, as might generally be allowed in the Bel Lago and Florida Highlands subdivisions.

The applicant currently provides a modified Type C buffer consisting of a ten-foot strip without a buffer wall along only portions of the northern and eastern Project boundaries. Staff notes recreational vehicle (RV) and boat storage is proposed adjacent to this buffer. The applicant indicate landscaping/screening would be provided through a “Highway Vista Preservation Area” along S Highway 200 and a Linear Nature Park & Wildlife Corridor along the southern Project boundary, as indicated on the submitted PUD Concept Plan. Buffer details/diagrams are attached to this report (see Attachment D).

Based on the above findings, staff concludes the proposed rezoning **is not compatible** with the existing and future surrounding land uses.

Figure 9
Proposed Modified Type C Buffer



- a. Roadways. Access to the Project is available via S Highway 200, a two-lane state highway maintained by the Florida Department of Transportation (FDOT). The Project frontage is approximately 4,500

linear feet. The PUD Concept Plan shows one (1) access point at this time. Staff notes a portion of the proposed right-of-way is located within an existing 60-foot non-exclusive ingress/egress easement.

A Traffic Statement was provided with the application (see Attachment E), indicating the Project would generate less than fifty (50) peak-hour trips. Specifically, including the single-family residence in PID 40866-002-00 (otherwise not included in the Project), the rezoning would yield 484 daily trips, 36 AM peak HR trips, and 47 PM peak HR trips

The Traffic Statement indicates a dedicated left-turn lane is warranted. That said, Staff notes S Highway 200 currently does *not* meet County Level of Service standards for rural FDOT roadways. There are no known short-term plans for the expansion of S Highway 200 at this time. Ultimately, additional analysis will be required.

- b. Public transit. There are no fixed route services in the area.
- c. Other mobility features. Although the applicant does not propose sidewalks adjacent to the internal subdivision road, the applicant does indicate a shared-use path between the proposed boat ramp/pavilion, the proposed recreational/agricultural amenity area, and an existing spring. No sidewalks exist along any roadways listed as contiguous to this parcel.

Based on the above findings, the transportation impacts of the rezoning request, if approved, **will adversely affect the public interest.**

TABLE 2. TRIP GENERATION FOR PROPOSED DEVELOPMENT							
Intensity (Dwelling Units)	Daily	AM Peak-Hour			PM Peak-Hour		
	Total	In	Out	Total	In	Out	Total
45*	484	9	27	36	30	17	47

*Includes single-family residence in PID 40866-002-00 (not included in the Project).

Source: ITE Trip Generation Manual, 11th Edition, LU Code 210-Single Family Detached Housing

TABLE 3. ZONING TRANSPORTATION IMPACTS		
Zoning	Units	Estimated Daily Trips
Existing: Six (6) agriculturally-zoned lots (1 dwelling unit)*	6 dwelling units	± 58 trips/day

Existing: Six (6) agriculturally-zoned lots (1 dwelling unit + 1 guest home)*	12 dwelling units	± 114 trips/day
Proposed: Forty-four (40) lots (1 dwelling unit only)	40 dwelling units	± 378 trips/day
Proposed: Forty-four (40) lots (1 dwelling unit + 1 guest home)	80 dwelling units	± 756 trips/day

*Assuming legal access/no existing conservation easements on all lots.

**Excludes caretaker residence (requested by applicant) and single-family residence in PID 40866-002-00 (not included in the Project).

Source: ITE Trip Generation Manual, 10th Edition, LU Code 210-Single Family Detached Housing

2. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of approximately 110 gallons per person per day for residential demand and 2,000 gallons per acre per day for commercial and industrial demand. The proposed rezoning would result in a potential wastewater demand of 17,600 gallons per day, assuming forty-four (40) lots with a *single* four-person household.

The Project is within the Marion County Utilities (MCU) service area. The Project, as proposed, is located within connection distance of central wastewater service by means of an off-site extension. The Project is approximately 12,135 feet from the nearest central wastewater line.

However, the applicant proposes individual septic systems at this time. Assuming the use of individual septic systems on forty-four (40) lots, the proposed rezoning would result in the production of approximately 654.1 kg of total Nitrogen per year, assuming a four-person household. Staff notes the Project is located partially within the Withlacoochee River Environmentally Sensitive Overlay Zone (ESOZ). The Project is located within a segment (WBID 1329C) of the Lower Withlacoochee River verified as Impaired by the Florida Department of Environment Protection (FDEP).

Family cottages/guest homes have not been included in the calculation(s). Therefore, assuming no connection to central wastewater, the wastewater impacts of the rezoning request, if approved, **would adversely affect the public interest.**

3. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of approximately 150 gallons per person per day for residential demand and 2,750 gallons per acre per day for non-residential demand. The proposed rezoning would result in a potential demand of 24,000 gallons per day, assuming forty (40) lots with a *single* four-person household.

The Project is within the Marion County Utilities (MCU) service area. The Project, as proposed, is located within connection distance of central

potable water service by means of an off-site extension. The Project is approximately 7,700 feet from the nearest central potable water main.

However, the applicant proposes individual wells at this time. Staff notes that the Project is located within an area designated as Vulnerable according to the Marion County Aquifer Vulnerability Assessment (MCAVA).

Family cottages/guest homes have not been included in the calculation(s). Therefore, assuming no connection to central potable water, the potable water impacts of the rezoning request, if approved, **would adversely affect the public interest.**

4. Solid waste impacts. SWE Policy 1.1.1 provides "The LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. The proposed rezoning would generate 992 pounds of solid waste per day, assuming forty (40) with a four-person household. Marion County currently provides solid waste collection facilities for unincorporated areas, and has identified and arranged for short- and long-term disposal needs through a long-term contract with a private Sumter County landfill. Based on the above, the solid waste impacts of the rezoning request, if approved, **would not adversely affect the public interest.**
5. Recreation. Recreation Element Policy 1.1.1 adopts a level of service standard of two (2) acres per 1,000 persons. Forty (40) dwelling units would generate a demand of roughly 0.32 acres of recreation land, assuming four-person households. Approximately 0.64 acres would be required for forty (40) dwelling units and forty (40) guest homes. Excluding PID 41109-015-00, the originally-submitted PUD Concept Plan, dated August 25, 2025, provides approximately 229.28 acres of Open Space, 43.40 acres of Improved Open Space, and 0.42 acres of Buffer area, for a total of 273.1 acres of open space provided. Marion County includes a variety of local, regional, state, and national recreation and conservation land. Based on the above, the recreation impacts of the rezoning request **would not adversely affect the public interest.**
6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The Project is indicated to be entirely within the Secondary Springs Protection Zone (PSPZ).

The southern boundary of the Project is partially located within FEMA Flood Zone AE and X, 0.2% Annual Chance. There are several County Flood Prone Areas within Project boundaries. Any development of the site that undergoes Marion County's formal development review processes will be required to comply with a 100-year frequency 24-hour duration design storm. If the proposed impervious coverage for a specific lot exceeds 9,000 SF or 35% of the lot area, whichever is less, the lot would be subject to the Major Site Plan review process. Based on the above, the

stormwater/drainage impacts of the rezoning request, if approved, **would not adversely affect the public interest.**

7. Fire rescue/emergency services. The closest fire station to the proposed Project entrance is Ray Lloyd, Jr Fire Station #31. This fire station is located at 11240 SW Hwy 484, Dunnellon, FL 34432—approximately 6.3 miles, or eight (8) minutes, (by automobile) north of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services; however, staff has established a 5-mile drive time from the subject property as evidence of the availability of such services. Based on the above, the fire rescue/emergency impacts of the rezoning request, if approved, **may or may not adversely affect the public interest.**
8. Law enforcement. The Comprehensive Plan does not establish a level of service standard for law enforcement services; however, staff has established a 5-mile radius from the subject property as evidence of the availability of such services. From the proposed Project entrance, the nearest Marion County Sheriff's Office (MSCO) substation is located roughly 6.3 miles, or eight (8) minutes, (by automobile) north of the subject property at 9048 SW State Rd 200, Ocala, FL 34481. Based on the above, the law enforcement impacts of the rezoning request, if approved, **may or may not adversely affect the public interest.**
9. Public schools. The Marion County Comprehensive Plan does not establish concurrency for public school facilities. Marion County Public Schools (MCPS) currently has sufficient district-wide capacity; if the rezoning request is approved, the applicant would be required to pay an Education System Impact Fee for every single-family residential unit in the proposed development, as part of the permitting process.

That said, Marion County *has* adopted a level of service standard of 105%, 105%, and 100% of Florida Inventory of School Houses (FISH) permanent capacity for elementary, middle, and high schools respectively for capital improvement planning purposes—as adjusted annually by the Marion County School Board.

As of School Year (SY) 2024-2025, Marion Oaks Elementary School contains 1,046 students and has a capacity of 1,263 students, resulting in a utilization rate of $\pm 83\%$. Horizon Academy at Marion Oaks contains 1,230 students and has a capacity of 1,236 students, resulting in a utilization rate of $\pm 100\%$. Dunnellon High School contains 1,822 students and has a capacity of 1,196 students, resulting in a utilization rate of $\pm 152.00\%$. The rezoning request would generate an additional 4.12 elementary students, 2.04 middle-school students, and 3.12 high-school students, for a total of 9.28 students. Family cottages/guest homes have not been included in the calculation(s).

MCPS is examining school capacities and is currently undertaking the construction and expansion of several public schools; MCPS proposes several elementary, middle, and high school facilities in the Marion Oaks subdivision—which is, at least partially, served by the schools above. Given the current agricultural zoning of the Project and the number of parcels involved—only six at this time—Marion County Public Schools (MCPS) has historically had concerns with zoning changes in areas where students were not originally anticipated.

Based on the above findings, the public schools impact of the rezoning request, if approved, **may adversely affect the public interest**.

Based on the above findings, the public interest **will be adversely affected** if this rezoning request is approved.

C. *Consistency with the Comprehensive Plan.*

1. **FLUE Policy 1.1.5** on Higher Density/Intensity Uses provides, “The County shall require higher densities and intensities of development to be located within the Urban Growth Boundaries and Planned Service Areas, where public or private facilities and services are required to be available.”

Analysis: The Project is within the Marion County Utilities (MCU) service area. Staff notes that the Project, as proposed, is located within connection distance of central potable water and wastewater service by means of an off-site extension. The Project is approximately 7,700 and 12,135 feet from the nearest central potable water main and wastewater line, respectively.

That said, the submitted PUD Concept Plan only proposes individual wells and septic system while simultaneously proposing the maximum number of lots allowed by the Project’s land use designation (excluding the caretaker residence as proposed by the applicant). Staff notes alternatives resulting in fewer units—such as reducing the number of lots during the subdivision process, utilizing Agricultural Lot Splits, and/or dividing through the “660 Rule”—would otherwise not require a connection to central water and wastewater services.

Therefore, the application is **not consistent** with FLUE Policy 1.1.5.

2. **FLUE Policy 2.1.16** on Rural Land (RL) provides, “This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use.”

Analysis: The Project is designated as Rural Land (RL) and proposes up to forty (40) lots on ±407.40 acres. However, Staff notes the submitted PUD Concept Plan requests a caretaker residence *in addition* to the proposed forty (40) lots. Farmworker housing units should be included in the Project’s

identified lots/units. The Project therefore proposes a density greater than the maximum one (1) dwelling unit per ten (10) acres.

Staff recognizes that the Project includes agricultural operations/amenities for residents (including an equestrian area) and three (3) lots subject to General Agriculture (A-1) permitted uses. That said, Staff also notes that almost all one-acre lots will be subject to Single-Family Dwelling (R-1) permitted uses. Non-agricultural amenities include (1) an Entertainment Building, (2) an Activities Building, (3) A Gym/Lockers/Cinema Building, (4) a Game and Bowling Building, (5) a half-court for basketball, (5) a Kids Activities Building, and (6) an Open Pavilion.

This use thus does not align with the intent of the Rural Land use and **is not be consistent** with Policy 2.1.16.

3. **FLUE Policy 3.1.4** on Rural Area outside the UGB provides, "The lands outside of the UGB shall generally be referred to as the Rural Area and development in this area shall be guided by the following principles and as further defined in the LDC:

- (1) Protect the existing rural and equestrian character of the area and acknowledge that a certain portion of the County's population will desire to live in a rural setting.
- (2) Promote and foster the continued operation of agricultural activities, farms, and other related uses that generate employment opportunities in the Rural Area.
- (3) Establish a framework for appropriate future opportunities and development options including standards that address the timing of future development.
- (4) Create a focused strategy for the regulation of mining and resource extraction activity.
- (5) Allow for new Rural Land and Rural Activity Center Future Land Use designations with a Comprehensive Plan Amendment (CPA), as further allowed in this Plan and as further defined in the LDC."

Analysis: Staff recognizes that the Project includes agricultural operations/amenities for residents (including an equestrian area) and three (3) lots subject to General Agriculture (A-1) permitted uses.

That said, the submitted PUD Concept Plan also provides non-agricultural amenities such as (1) an Entertainment Building, (2) an Activities Building, (3) A Gym/Lockers/Cinema Building, (4) a Game and Bowling Building, (5) a half-court for basketball, (5) a Kids Activities Building, (6) an Open Pavilion, (7) pickleball courts, (8) a baseball field, and (9) an all-purpose field.

Furthermore, the submitted PUD Concept Plan indicates all one-acre lots—with the exception of Lot 6 as indicated in the submitted PUD Concept Plan—will be subject to Single-Family Dwelling (R-1) permitted uses. Staff notes that such acre lots have a minimum lot area of one (1) acre, which is

more typical in residential development on *Low Residential (LR)* land—considered an urban designation.

Therefore, this rezoning request does not meet Criteria 1 and 2 of FLUE Policy 3.1.4 and **is thus not consistent** with FLUE Policy 3.1.4.

4. **FLUE Policy 4.1.1** on Consistency between Comprehensive Plan, Zoning, and LDC provides, “The County shall amend and maintain an official land use and zoning map, appropriate land use designations and zoning classifications, and supporting LDC that shall be consistent with each other.”

Analysis: The Project is designated as Rural Land (RL) and proposes a density greater than the maximum one (1) dwelling unit per ten (10) acres.

Second, although the Project includes agricultural amenities for residents (including an equestrian area), the submitted PUD Concept Plan indicates that only three (3) lots will be subject to General Agriculture (A-1) permitted uses. Almost all one-acre lots will be subject to Single-Family Dwelling (R-1) permitted uses. Several non-agricultural amenities are proposed.

Staff notes the General Agriculture (A-1) zoning classification is already consistent with the site’s Rural Land (RL) designation. Therefore, this rezoning request **is not consistent** with FLUE Policy 4.1.1.

5. **FLUE Policy 5.1.2** on Review Criteria for Changes to Comprehensive Plan and Zoning provides, “Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:

- (1) Market demand and necessity for the change;
- (2) Availability and potential need for improvements to public or private facilities and services;
- (3) Allocation and distribution of land uses and the creation of mixed use areas;
- (4) Environmentally sensitive areas, natural and historic resources, and other resources in the County;
- (5) Agricultural activities and rural character of the area;
- (6) Prevention of urban sprawl, as defined by Ch. 163, F.S.;
- (7) Consistency with the UGB;
- (8) Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
- (9) Compatibility with current uses and land uses in the surrounding area;
- (10) Water Supply and Alternative Water Supply needs; and

(11) Concurrency requirements."

Analysis: Staff recognizes that no rezoning may result in subdivisions composed of large agricultural lots that can be entirely cleared for bona fide agricultural purposes. By providing clustered development, the rezoning request may or may not meet Criteria 4 of FLUE Policy 5.1.2.

However, the applicant indicates that the project is intended to provide a "high-end subdivision" with recreational and agricultural amenities for all residents—including an equestrian area, a shared-use path, and a boat ramp/pavilion—as well as access to conservation land.

As of the date of this staff report, the applicant has provided limited evidence of market demand. In general, existing residential development is limited. Staff notes several under-developed subdivisions nearby, with limited (large-scale) residential development currently under development review.

Therefore, this rezoning request would not meet Criteria 1 of FLUE Policy 5.1.2.

Most adjacent properties that surround the Project are characterized by Marion County Property Appraiser as agricultural production. Staff therefore recognizes the Project includes agricultural operations/amenities for residents (including an equestrian area) and three (3) lots subject to General Agriculture (A-1) permitted uses. That said, the submitted PUD Concept Plan indicates that almost all one-acre lots will be subject to Single-Family Dwelling (R-1) permitted uses. Staff notes that such acre lots have a minimum lot area typical in residential development on Low Residential (LR) land—considered an Urban designation.

Therefore, this rezoning request may or may not meet Criteria 5 of FLUE Policy 5.1.2

Furthermore, Staff notes that the Project, as proposed, is located within connection distance of central potable water and wastewater service by means of an off-site extension. That said, the submitted PUD Concept Plan only proposes individual wells and septic system while simultaneously proposing a density greater than the maximum one (1) dwelling unit per ten (10) acres (including the caretaker residence). The Project is located partially within the Withlacoochee River Environmentally Sensitive Overlay Zone (ESOZ) and wholly within a segment (WBID 1329C) of the Lower Withlacoochee River verified as Impaired by the Florida Department of Environment Protection (FDEP). Staff notes alternatives resulting in fewer units would otherwise not require a connection to central water and wastewater services.

Therefore, this rezoning request would not meet Criteria 2, 9 and 10 of FLUE Policy 5.1.2 and **is thus not consistent** with FLUE Policy 5.1.2.

6. **FLUE Policy 5.1.3** on Planning and Zoning Commission provides, "The County shall enable applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County's Local Planning Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board."

Analysis: The proposed zoning change is scheduled for consideration on October 27, 2025 by the Planning and Zoning Commission. Therefore, the application is **consistent** with FLUE Policy 5.1.3.

7. **FLUE Policy 5.1.4** on Notice of Hearing provides, "The County shall provide notice consistent with Florida Statutes and as further defined in the LDC."

Analysis: Public notice has been provided as required by the LDC and Florida Statutes and, therefore, the application is being processed **consistent** with FLUE Policy 5.1.4.

8. **TE Policy 2.1.4** on Determination of Impact provides, "All proposed development shall be evaluated to determine impacts to adopted LOS standards. Land Development Regulations (LDRs) shall be established which determine the level and extent of the analysis required based on the extent of the project and its projected trip generation. The information shall at a minimum provide for a review of site access, circulation, access management, safety, and, when of sufficient size, roadway links analysis and intersection analysis will be provided including Average Annual Daily Trips (AADT) and/or peak hour (AM, PM, Sat/Sun)."

Analysis: Access to the Project is available via S Highway 200, a two-lane state highway maintained by the Florida Department of Transportation (FDOT).

A Traffic Statement was provided with the application (see Attachment E), indicating the Project would generate less than fifty (50) peak-hour trips. Specifically, including the single-family residence in PID 40866-002-00 (otherwise not included in the Project), the rezoning would yield 484 daily trips, 36 AM peak HR trips, and 47 PM peak HR trips. Ultimately, the Traffic Statement indicates a dedicated left-turn lane is warranted.

Given the number of proposed units, a Traffic Statement would ordinarily suffice during the development review process. However, Staff notes that Traffic Statements by themselves do not determine changes in Level of Service (LOS). Indeed, S Highway 200 currently does not meet County Level of Service standards for rural FDOT roadways. Additional analysis would therefore be required.

Therefore, the application **may or may not be consistent** with TE Policy 2.1.4.

9. **TE Policy 2.2.2** on Standards on State Roads provides, “Marion County shall maintain access management standards, consistent with Rule 14-97 F.A.C., to regulate and control vehicular ingress and egress to and from the State Highway System (SHS). The intent of these standards is to protect public safety and the general welfare, to provide for mobility of people and goods, to preserve the functional integrity of the SHS, and to minimize the number of access points to state roads thereby reducing turning movements, conflict points, and other hazards. New development and redevelopment along State Roads shall be required to conform with or exceed these standards. Access management requirements shall include, but are not limited to, dedicated turn lanes, limited driveways and curb cuts, shared access/driveways, cross access easements, frontage roads or rear access roads and driveways, inter-connected parking lots, and other means to reduce the need and ability to access properties from State roads and increase access from adjacent properties.”

Analysis: Access to the Project is available via S Highway 200, a two-lane state highway maintained by the Florida Department of Transportation (FDOT). The Project frontage is approximately 4,500 linear feet. The PUD Concept Plan shows one (1) access point at this time. Additional analysis will be required for such access point or any additional access points.

Therefore, the application **is consistent** with TE Policy 2.2.2.

10. **SSE Policy 1.1.3** provides, “The County shall encourage the construction of sanitary sewer facilities by public or private sources, or jointly, in accordance with the Marion County Water and Wastewater Utility Master Plan, and the LDC.”

Analysis: The applicant proposes individual septic systems at this time. That said, the Project is within the Marion County Utilities (MCU) service area. The Project, as proposed, is located within connection distance of central wastewater service by means of an off-site extension. The Project is approximately 12,135 feet from the nearest central wastewater line, with the applicant responsible for any additional improvements that may be required to facilitate connection.

Therefore, assuming no connection to central wastewater, the application **is not consistent** with SSE Policy 1.1.3.

11. **PWE Policy 1.6.4** provides, “Adequate potable water supplies and facilities which meet the adopted LOS standards shall be available concurrent with the impacts or development.”

Analysis: The applicant proposes individual wells at this time. That said, the Project is within the Marion County Utilities (MCU) service area. The Project, as proposed, is located within connection distance of central potable water service by means of an off-site extension. The Project is approximately 7,700 feet from the nearest central potable water main, with

the applicant responsible for any additional improvements that may be required to facilitate connection.

Therefore, assuming no connection to central potable water, the application **is not consistent** with PWE Policy 1.6.4.

12. **SE Policy 1.1.4** provides, “The demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice.”

Analysis: The southern boundary of the Project is partially located within FEMA Flood Zone AE and X, 0.2% Annual Chance. There are several County Flood Prone Areas within Project boundaries. Any development of the site that undergoes Marion County's formal development review processes will be required to comply with a 100-year frequency 24-hour duration design storm. If the proposed impervious coverage for a specific lot exceeds 9,000 SF or 35 % of the lot area, whichever is less, the lot would be subject to the Major Site Plan review process. During this process, the applicant shall demonstrate that post-development stormwater runoff can be accommodated by stormwater facilities on-site. Therefore, the application **is consistent** with SE Policy 1.1.4.

13. **SE Policy 1.1.5** provides, “Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.”

Analysis: The applicant/developer will be responsible for funding all additional on-site stormwater facilities as required by the Marion County Land Development Code (LDC). Therefore, the application **is consistent** with SE Policy 1.1.5.

In conclusion, based upon the totality of the circumstances, staff concludes the rezoning application is **not consistent** with the Comprehensive Plan.

V. PLANNED UNIT DEVELOPMENT (PUD) ANALYSIS

Land Development Code (LDC) Section 4.2.31 provides specific requirements for a Planned Unit Development (PUD). Staff's analysis of compliance with those requirements are addressed below.

- A. LDC Section 4.2.31.B addresses permitted uses.
 1. **LDC Section 4.2.31.B(1)** provides, “Any permitted use, special use, or accessory use in any zoning classification listed within the County's LDC, including, manufactured buildings or manufactured homes, may be considered in a PUD, provided the proposed use is consistent with the County's future land use designation for the site, and the provisions of the LDC for each use.”

Analysis: Staff recognizes that the Project includes agricultural operations/amenities for residents (including an equestrian area) and three (3) lots subject to General Agriculture (A-1) permitted uses.

At the same time, Staff also notes that almost all one-acre lots will be subject to Single-Family Dwelling (R-1) permitted uses. Staff notes that such acre lots have a minimum lot area of one (1) acre, which is typical in residential development on Low Residential (LR) land—considered an Urban designation. Several non-agricultural amenities also are proposed.

Furthermore, the Project is designated as Rural Land (RL) and proposes up to forty (40) lots on ±407.40 acres. Staff notes the submitted PUD Concept Plan requests family cottages/guest homes as a permitted use while simultaneously requesting an additional caretaker residence. Farmworker housing units should be included in the Project's identified lots/units. The Project therefore proposes a density greater than the maximum one (1) dwelling unit per ten (10) acres.

Therefore, staff concludes the application **is not consistent** with the Project's Rural Land (RL) designation and **is thus not consistent** with this section. In the event that the rezoning request is approved, however, Staff recommends the following condition(s):

- *The PUD shall be developed consistent with the submitted PUD Concept Plan, dated August 25, 2025 as revised, and the development conditions provided with this approval.*
- *The PUD shall be limited to a maximum of thirty-nine (39) lots for site-built single-family homes and one (1) caretaker residence intended to manage all ranch operations.*
 - *Up to thirty-seven (37) acre lots shall be developed based on Single-Family Dwelling (R-1) uses, except Lot 6 as indicated in the submitted PUD Concept Plan.*
 - *Up to two (2) farm lots, and Lot 6, shall be developed based on General Agriculture (A-1) uses.*
 - *Family cottages/guest homes shall be permitted as an accessory use.*

2. **LDC Section 4.2.31.B(2), (3), and (4)** address special uses.

Analysis: The submitted PUD Concept Plan indicates all farm lots, and Lot 6 as indicated in the submitted PUD Concept Plan, shall meet General Agriculture (A-1) development standards, including permitted uses. All other acre lots will be subject to Single-Family Dwelling (R-1) permitted uses, including family cottages/guest homes. Staff notes future property owners of such lots will require a Special Use Permit (SUP) for any uses not permitted by A-1 or R-1 zoning.

Alongside the listed agricultural amenities for residents (including an equestrian area), the Project also provides specific non-agricultural amenities including (1) an Entertainment Building, (2) an Activities Building, (3) A Gym/Lockers/Cinema Building, (4) a Game and Bowling Building, (5) a half-court for basketball, (5) a Kids Activities Building, (6) an Open Pavilion, (7) pickleball courts, (8) a baseball field, and (9) an all-purpose field.

Staff therefore concludes that the application **is consistent** with LDC Section 4.2.31.B(2), (3), and (4).

3. **LDC Section 4.2.31.B(5)** provides, “For the PUD, the intended character of the PUD shall be identified, including the structure types, architectural styles, ownership forms, amenities, and community management form (e.g., property owner association, community development classification, municipal service unit, etc.) or suitable alternative, all of which must be approved by the Board upon final consideration of the PUD approval.”

Analysis: The submitted PUD Concept Plan includes renderings for the site-built single-family units. The PUD Concept Plan indicates that façade colors will be low-reflectance, subtle, or neutral-tone. Building trim and accent areas may include brighter colors.

Alongside the listed agricultural amenities for residents (including an equestrian area), the Project also provides several non-agricultural amenities. The applicant indicates all roads, drainage retention areas, and other common areas shall be maintained by an established homeowners’ association (HOA). Staff notes the applicant requests to coordinate such facilities, including amenities, during the development review process.

Staff therefore concludes that the application **may be consistent** with this section, subject to the following condition(s):

- *A property owner’s association OR the developer must care for and maintain all common areas used by residents of the subdivision as well as buffers, stormwater, and any other forms of infrastructure within the subdivision.*
- Fifty percent (50%) of amenities shall be required after the twentieth primary residence Certificate of Occupancy unless otherwise approved by the Board of County Commissioners.
 - All amenities shall be required after the thirtieth primary residence Certificate of Occupancy.
 - *All amenities shall be bonded to 120% of the cost.*

- B. LDC Section 4.2.31.C addresses minimum project size.

1. **LDC Section 4.2.31.C** provides, “The minimum acreage requirement for a PUD classification is ½ half acre, and all acreage must be under common ownership

or control at the time of submitting for and obtaining approval of a rezoning application for a PUD zoning.”

Analysis: As of the date of this Staff report, the Project is approximately ±407.40 acres in size. Staff therefore concludes that the application **is consistent** with LDC Section 4.2.31.C.

C. LDC Section 4.2.31.D addresses density and intensity.

1. **LDC Section 4.2.31.D(1)** on Maximum provides, “The maximum allowable density/intensity for a PUD cannot exceed that established by the Comprehensive Plan Future Land Use Designation(s) for the site, along with any density or intensity bonuses and/or transfers acquired for the site as enabled by the Comprehensive Plan and the LDC; however, if the PUD site is vested for a higher density/intensity as established consistent with the Comprehensive Plan and the LDC, the PUD may propose densities and/or intensities consistent with the vested status.”

Analysis: The Project is designated as Rural Land (RL) and proposes up to forty (40) lots on ±407.40 acres. However, Staff notes the submitted PUD Concept Plan requests a caretaker residence in addition to the proposed forty (40) lots. The Project therefore proposes a density greater than the maximum one (1) dwelling unit per ten (10) acres.

Staff therefore concludes that the application **is not consistent** with LDC Section 4.2.31.D(1).

2. **LDC Section 4.2.31.D(2)** on Approval provides, “The final maximum density/intensity permitted shall be established by the Board upon recommendation of the Development Review Committee and the Planning and Zoning Commission. The Board is not obligated to authorize the maximum density/intensity as potentially allowed by the Comprehensive Plan future land use designation(s) and/or bonuses and/or transfers acquired for the PUD site. The criteria for establishing a maximum density/intensity includes existing zoning, adequacy of existing and proposed public facilities and services, site characteristics, and the requirements of the Comprehensive Plan for any residential or non-residential land use involving the area in question, with additional focus on the compatibility of the PUD's proposed uses with the adjoining and surrounding properties.”

Analysis: Staff notes that the proposed one-acre lots have a minimum lot area typical in residential development on Low Residential (LR) land—considered an Urban designation—in an attempt to maximize the number of units allowed by the Marion County Comprehensive Plan. Staff notes most adjacent properties that surround the Project are characterized by Marion County Property Appraiser as agricultural production, with several

forested areas nearby. Additional trees within the Project site is therefore justified.

The submitted PUD Concept Plan only proposes individual wells and septic systems at this time, until central facilities are more readily available to the developer. Staff notes that the Project, as proposed, *is* within connection distance, pursuant to LDC standards, of central potable water and wastewater service by means of an off-site extension. Staff notes alternatives resulting in fewer units would otherwise not require a connection to central water and wastewater services. The applicant is therefore proposing more than the maximum allowable density while proposing well and septic in lieu of central water and wastewater service.

Staff finds the application, as proposed, is **not consistent** with LDC Section 4.2.31.D(2) on Approval. However, in the event that the rezoning request is approved, Staff recommends the following condition(s):

- *At least two (2) shade trees shall be required on each lot.*
- *The PUD shall be served by Marion County Utilities (MCU) for central potable water and wastewater at the time of development; with the services, including fire flow, installed and/or developed consistent with the LDC.*
 - *A decentralized wastewater treatment facility complying with all applicable State and County requirements may be used in lieu of connection to MCU wastewater service.*

3. **LDC Section 4.2.31.D(3)** on Increases provides, “Density/intensity increases may be attained through any of the following methods, consistent with the Comprehensive Plan and LDC provisions:

- (a) Transfer of Development Rights (TDR) Program (Division 3.4),
- (b) Transfer of Vested Rights (TVR) Program (Division 3.4),
- (c) Rural Land development density bonuses (Sec. 3.3.3).”

Analysis: Notwithstanding Staff concerns related to the caretaker residence, the applicant only intends to provide the maximum density of one (1) dwelling unit per ten (10) acres as allowed by the Project’s Rural Land (RL) land use designation. Staff therefore concludes that LDC Section 4.2.31.D(3) is **not applicable**.

4. **LDC Section 4.2.31.D(4)** addresses Blending provides, “The Comprehensive Plan Future Land Use Element Table 2-1 - Urban Area Low Residential, medium Residential, High Residential, Urban Residential, Commercial, Employment Center, and Commerce Center Increases. Density/intensity increases may be attained through any of the following methods, consistent with the Comprehensive Plan and LDC provisions.”

Analysis: The Project is designated solely as Rural Land (RL); as such, the Project's Future Land Use (FLU) designation does not support the blending of densities/intensities. Staff therefore concludes that LDC Section 4.2.31.D(4) is **not applicable**.

5. LDC Section 4.2.31.D(5) addresses averaging.

- a. **LDC Sections 4.2.31.D(5)(a) and (b)** provides,

“(a) The gross amount of density/intensity of uses in a PUD may be allocated to any area of the total PUD site; however, proposed uses that are subject to the special setback and/or protection zone/area requirements shall be required to comply with those applicable standards as established within the Comprehensive Plan and this Code both within, and to areas outside the boundary, of the PUD.

(b) The PUD may propose alternative setback and/or protection zone/areas meeting the intent of the Code for uses internal to the PUD site as part of the PUD review and consideration, subject however to the Comprehensive Plan.”

Analysis: The submitted PUD Concept Plan provides development standards for all lots/tracts on-site—including the proposed farm lots, acre lots, and agricultural/recreational amenity area. Staff therefore concludes that the application is **consistent** with LDC Section 4.2.31.D(5)(a) and (b).

- b. **LDC Section 4.2.31.D(5)(c)** provides, “If the PUD is for a cluster type project that must be enabled as a PUD as established by the Comprehensive Plan (e.g., Rural Residential Cluster or Hamlet Division 3.3), then the PUD shall be subject to compliance with the applicable natural open space preservation requirements, with the remaining lands available for development then being eligible for density and/or intensity averaging, subject to any special requirements of the particular PUD cluster type as required by the Comprehensive Plan and this Code.”

Analysis: This Project is neither a Rural Residential Cluster nor a Hamlet. Staff therefore concludes that LDC Section 4.2.31.D(5)(c) is **not applicable**.

6. **LDC Section 4.2.31.D(6)** on Perimeter Buffer provides, “Whenever a PUD abuts existing development with lower density and/or intensity land uses, the Board may impose special perimeter buffer requirements to maintain compatibility with the existing adjoining use. The PUD must comply with the minimum buffer requirements as established in this Code, or an alternative design meeting the intent of the Code may be proposed for consideration. If an alternative design is proposed, the proposal shall include, at a minimum, scaled typical vertical and horizontal cross-sections of the buffer, including depictions of all proposed alternative buffer improvements and scaled representations of the existing principal structures and

improvements that are located on the adjoining properties being buffered from the PUD.”

Analysis: Staff notes the Marion County Land Development Code (LDC) includes several provisions to ensure compatibility between different land uses. Buffer details/diagrams are attached to this report.

Section 6.8.6 of the Marion County LDC requires a fifteen-foot Type C buffer, composed of a landscaping strip without a buffer wall, on any residential or commercial property boundary abutting an Arterial or Collector Right-of-Way (ROW). Staff notes, however, that agricultural development is not required to provide buffers. That said, although the applicant only proposes farm lots along S Highway 200, the submitted PUD Concept Plan does indicate landscaping/screening would be provided through a “Highway Vista Preservation Area” along the corridor. The applicant indicates that no residential development will be allowed within this Highway Vista Preservation Area; agricultural activity, including accessory structures, may be allowed within this area.

Section 6.8.6 of the Marion County LDC requires a five-foot Type E buffer, composed of a landscaping strip without a buffer wall, on any residential property boundary abutting an agricultural parcel. Staff notes all adjacent properties have an A-1 zoning. Staff notes a Linear Nature Park & Wildlife Corridor is located along the southern Project boundary, as indicated on the submitted PUD Concept Plan. The applicant indicates that trees in this area will be kept intact, with a shared-use path between the proposed boat ramp/pavilion, the proposed recreational/agricultural amenity area, and an existing spring.

Given the proposed location of the residential acre lots and amenities, Type E buffers would typically be required along the northern and eastern Project boundaries. Section 6.8.6 of the Marion County LDC does not require a landscaped buffer between two (2) agricultural properties. Staff notes the pasture area and equestrian facilities on-site will be managed and operated by the caretaker and/or ranch hand(s).

That said, the applicant indicates forty (40) recreational vehicle (RV) parking spaces and forty-three (43) boat storage spaces in the Project’s recreational/agricultural amenity area along the northeastern corner of the Project, to be screened only by a modified Type C buffer, a ten-foot landscaping strip without a buffer wall. The buffer is intended to be located outside a sixty-foot easement along the Project boundary, internal to the amenity area.

Staff notes that, in previous PUD cases, such storage areas have generally been required to provide more significant screening or relocate internally. Indeed, Staff notes such storage areas have been considered “commercial” for buffering/screening purposes. Section 6.8.6 of the Marion County LDC requires a fifteen-foot Type D buffer, composed of a landscaping strip *with* a buffer wall, on any commercial property boundary abutting an agricultural parcel. In addition, LDC Section 4.2.15 requires an opaque screen up to eight feet in vertical height for the outdoor storage of vehicles. Staff has concerns related to the opacity of the proposed modified Type C buffer understory to screen the storage area. Such understory is only proposed to reach a minimum height of three (3) feet in one (1) year.

Staff therefore concludes the application **is not consistent** with this section. However, in the event that the rezoning request is approved, Staff recommends several condition(s).

- *External buffers shall be provided consistent with the submitted PUD Concept Plan (dated October 21, 2025) and the development conditions provided with this approval. All buffers shall be required at the time of development.*
 - *A Type D buffer shall be required along the proposed recreational vehicle (RV) and boat storage area.*
- *Within the Linear Nature Park & Wildlife Corridor area, trees shall not be removed without County approval. A Tree Preservation plan shall be provided during the submission of the Improvement Plan and shall not be deferred.*

D. LDC Section 4.2.31.E addresses site development standards.

1. LDC Section 4.2.31.E.(1) addresses access.

1. **LDC Section 4.2.31.E(1)(a)** on Vehicles provides, “All properties resulting from a PUD shall have paved access to paved public or private street right-of-way; however, ingress/egress or cross-access easements may be proposed as an alternative to a right-of-way as part of the PUD, provided all access is paved.”

Analysis: Access to the Project is available via S Highway 200, a two-lane state highway maintained by the Florida Department of Transportation (FDOT). The Project frontage is approximately 4,500 linear feet. The PUD Concept Plan shows one (1) access point at this time, along a 40-foot private local right-of-way with ten (10) feet of easement on one side. The proposed right-of-way is located within an existing 60-foot non-exclusive ingress/egress easement.

Staff notes that Section 6.11.5.D(1) of the Marion County Land Development Code (LDC) requires that all individual lots be accessed through the use of an internal roadway network. Staff notes the proposed right-of-way width would not meet Land Development Code (LDC) requirements of fifty (50) feet with an additional *five (5)* feet of easements on each side. However, an off-street shared-use path has been proposed, as encouraged by LDC Section 6.12.12.B, whereas sidewalks would be typically required within the right-of-way.

A Traffic Statement was also provided with the application (see Attachment E), indicating the Project would generate less than fifty (50) peak-hour trips. Specifically, including the single-family residence in PID 40866-002-00 (otherwise not included in the Project), the rezoning would yield 484 daily trips, 36 AM peak HR trips, and 47 PM peak HR trips. Ultimately, the Traffic Statement indicates a dedicated left-turn lane is warranted.

Given the number of proposed units, a Traffic Statement would ordinarily suffice during the development review process. However, Staff notes that Traffic Statements by themselves do not determine changes in Level of Service (LOS). Indeed, S Highway 200 currently does not meet County Level of Service standards for rural FDOT roadways. There are no known short-term plans for the expansion of S Highway 200 at this time. Additional analysis should therefore be required.

Staff concludes the application **may or may not be consistent** with this section. However, in the event that the rezoning request is approved, Staff recommends the following condition(s):

- *A left-turn lane at the Project entrance shall be provided, as indicated in the submitted Traffic Statement. An updated Traffic Statement shall be provided with the Master Plan, or equivalent, to include a right-turn lane analysis and turn lane length recommendations.*
- *All lots shall have access through the proposed internal subdivision road.*

2. **LDC Section 4.2.31.E(1)(b)** on Non-Vehicular provides, “The PUD shall include pedestrian and/or bicycle facilities internally to address internal circulation needs and externally to provide for integration of the PUD to surrounding existing for future facilities.”

Analysis: Although the applicant does not propose sidewalks adjacent to the internal subdivision road, the applicant *does* indicate an alternative five-foot shared-use path between the proposed boat

ramp/pavilion, the proposed recreational/agricultural amenity area, and an existing spring. Such paths are encouraged by LDC Section 6.12.12.B.

Staff therefore concludes that the application **may be consistent** with LDC Section 4.2.31.E(1)(b), subject to the following conditions:

- *A five-foot, shared-use path between the proposed boat ramp/pavilion, the proposed recreational/agricultural amenity area, and an existing spring, as shown in the submitted PUD Concept Plan, shall be constructed.*

3. **LDC Section 4.2.31.E(1)(c)** on Multi-Modal provides, “The PUD shall include multi-modal design accommodating pedestrian, bicycle, transit, and vehicular access focusing on integrating the modes with the proposed PUD uses and expected activity levels and/or focus (e.g., employment, residential, institutional, etc.).”

Analysis: The submitted PUD Concept Plan indicates a shared-use path between the proposed boat ramp/pavilion, the proposed recreational/agricultural amenity area, and an existing spring. Therefore, subject to Staff conditions, Staff concludes that the application is **consistent** with LDC Section 4.2.31.E(1)(c).

4. **LDC Section 4.2.31.E(1)(d)** on Parking and Loading provides, “Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional. The use of shared parking is encouraged, along with the integration of parking as part of a multi-use structure as provided in Section 4.2.6.D(8).”

Analysis: The applicant indicates each lot will provide a driveway along the internal subdivision road. Such driveways shall be consistent with residential parking requirements in LDC Sec. 6.11.8 and Table 6.11-4.

The submitted PUD Concept Plan indicates an additional seventy-six (76) off-street parking spaces, forty (40) RV parking spaces, and forty-three (43) boat storage spaces in the Project’s recreational/agricultural amenity area. If approved, consistency with off-street parking requirements, including parking dimensions, landscaping, and handicapped parking, will be determined during the development review process.

Staff therefore concludes that the application **is consistent** with LDC Section 4.2.31.E(1)(d).

5. **LDC Section 4.2.31.E(1)(e)** on Utilities provides, “All appropriate utility infrastructure shall be made available to and provided for the PUD.”

Analysis: The Project is within the Marion County Utilities (MCU) service area. Staff notes that the Project, as proposed, is located within connection distance of central potable water and wastewater service by means of an off-site extension. The Project is approximately 7,700 and 12,135 feet from the nearest central potable water main and wastewater line, respectively, with the applicant responsible for any additional improvements that may be required to facilitate connection.

That said, the submitted PUD Concept Plan only proposes individual wells and septic systems at this time. Staff notes alternatives resulting in fewer units would otherwise not require a connection to central water and wastewater services.

Staff therefore concludes the application is **not consistent** with LDC Section 4.2.31.E(1)(e) on Utilities. However, in the event that the rezoning request is approved, Staff conditions related to Utilities have been proposed.

6. **LDC Section 4.2.31.E(1)(f)** on Stormwater provides, “All appropriate and necessary stormwater infrastructure shall be provided for the PUD development to ensure compliance this Code.”

Analysis: The southern boundary of the Project is partially located within FEMA Flood Zone AE and X, 0.2% Annual Chance. There are several County Flood Prone Areas within Project boundaries.

Staff notes that any development of the site that undergoes Marion County's formal development review processes will be required to comply with a 100-year frequency 24-hour duration design storm. If the proposed impervious coverage for a specific lot exceeds 9,000 SF or 35 % of the lot area, whichever is less, the lot would be subject to the Major Site Plan review process. During this process, the applicant shall demonstrate that post-development stormwater runoff can be accommodated by stormwater facilities on-site.

The submitted PUD Concept Plan does not currently indicate any water retention areas. That said, Staff recognizes only a conceptual plan has been submitted. The exact location and size of any water retention areas

will thus be determined during the formal development review process, consistent with LDC Section 6.13.2 and 6.13.3.

Staff therefore concludes the application **may or may not be consistent** with LDC Section 4.2.31.E(1)(f).

2. LDC Section 4.2.31.E(2) addresses easements.

1. **LDC Section 4.2.31.E(2)(a)** on Provision provides, “Easements shall be provided to address the maintenance and upkeep of all PUD infrastructure (e.g., Stormwater systems, utilities, etc.) and/or when necessary to allow adjoining property owners reasonable access for the maintenance and upkeep of improvements (e.g., access for zero-lot line structure, etc.). Any easements necessary shall be provided, established, and conveyed consistent with the provisions of Article 6.”

Analysis: The submitted PUD Concept Plan indicates a 40-foot private local right-of-way with ten (10) feet of easement on one side. Furthermore, the applicant indicates ten- and five-foot easements will be provided along all front, side, and rear lot boundaries. If approved, any additional easements required for maintenance of the Project will be determined during the formal development review process.

Therefore, Staff concludes the application **is consistent** with LDC Section 4.2.31.E(2)(a).

2. LDC Section 4.2.31.E(2)(b) on Encroachment provides, “No principal or accessory structure may be erected, placed upon, or extend over any easement unless authorized in writing by the entity holding title to said easement, with such authorization being recorded in the Marion County Official Records. Such authorizations may include, and are encouraged to set forth, terms and conditions, regarding the easement encroachment (e.g., duration, maintenance, removal, sunset, etc.) for reference by all current and future parties.”

Analysis: The submitted PUD Concept Plan indicates several existing ingress/egress easements on-site. Notwithstanding Staff concerns related to the initial inclusion of PID 41109-015-00 for density calculation purposes, the exact buildable areas would be finalized during the formal development review process.

Staff therefore concludes the application **may or may not be consistent** with LDC Section 4.2.31.E(2)(b).

3. LDC Section 4.2.31.E(3) addresses setbacks and separation requirements.

1. **Subsection '3' of LDC Section 4.2.31.E(3)(a)** provides, "All setbacks for principal and accessory structures shall be provided in both typical illustration and table format. The typical illustration and table shall be included on all development plan submissions as related to the development type, and shall particularly be provided on the Master Site Plan and/or Final Plat Plan."

Analysis: The submitted PUD Concept Plan indicates all farm lots, and Lot 6 as indicated in the submitted plan, shall meet General Agriculture (A-1) development standards, including setbacks of twenty-five (25) feet from all lot lines. All primary structures in acre lots, with the exception of Lot 6, shall meet setbacks of twenty-five (25) feet from the front lot line, five (5) feet from the side, fifty (15) feet from the side-street, and twenty-five (25) from the rear. The applicant has requested that family cottages/guest homes be permitted in front of the primary residence; all other accessory structures may only be permitted in the side or the rear of the primary residence.

Staff therefore concludes the application **is consistent** with subsection '3' of LDC Section 4.2.31.E(3).

2. LDC Section 4.2.31.E(3)(c) provides, "Building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure, particularly those that make up habitable space, shall comply with established principal structure setbacks; however, the PUD may propose authorized encroachments not to exceed two feet into any setback, subject to compliance with building construction standards (e.g., fire code) for the encroachment structure, except no encroachment into an established front yard setback is permitted."

Analysis: The applicant has not indicated specific encroachments for this Project. Therefore, Staff notes that the Project will be subject to encroachments as provided in LDC Section 4.2.31.E(3)(c).

3. **Subsection '2' of LDC Section 4.2.31.E(3)(d)** provides, "In the event specific setbacks are not be applicable (e.g., multiple-family development), then the following shall apply:

- a. At a minimum, structures on the same property shall be separated by a minimum of ten feet, In the event a dedicated easement is between the structures, the separation between structures shall be increased to

provide a minimum of five feet of separation from each structure to the boundary of the easement, and

b. All structures shall comply with applicable fire code and building code separation and/or construction requirements.”

Analysis: Staff notes setbacks for all farm lots, and Lot 6 as indicated in the submitted PUD Concept Plan, surpass ten (10) feet. Front and rear setbacks for all acre lots, with the exception of Lot 6, surpass ten (10) feet. Cumulatively, side setbacks for all acre lots ensure the separation between primary structures is at least ten (10) feet.

Staff therefore concludes the application **is consistent** with subsection ‘2’ of LDC Section 4.2.31.E(3)(d).

4. LDC Section 4.2.31.E(4) addresses heights.

1. **Subsection ‘2’ and ‘3’ of LDC Section 4.2.31.E(4)(a)** provides,

“2. The maximum height limit for all PUDs shall be seventy-five feet; however, an alternative maximum height limit may be proposed, subject to ensuring the safe and effective provision of services, maintenance, and support of the PUD development (e.g., fire service/ladder truck) and the provision of sufficient buffering to surrounding uses both within and outside the PUD.

3. All maximum height limits for principal and accessory structures shall be provided in both typical illustration and table format. The typical illustration and table shall be included on all development plan submissions as related to the development type, and shall particularly be provided on the Master Site Plan and/or Final Plat Plan.”

Analysis: Although the submitted renderings do not indicate building height, other sheets in the submitted PUD Concept Plan *do* indicate a maximum height of fifty (50) feet for all structures within Project boundaries. Staff therefore concludes that the application **is consistent** with Subsection ‘2’ and ‘3’ of LDC Section 4.2.31.E(4)(a).

2. **LDC Section 4.2.31.E(4)(b)** addresses heights of dissimilar uses.

Analysis: The submitted PUD Concept Plan indicates a maximum height of fifty (50) feet for all structures within Project boundaries. Staff notes such standards are consistent with General Agriculture (A-1) zoning. Staff notes properties that surround the Project are currently zoned for General Agriculture (A-1).

Staff therefore concludes the application **is consistent** with LDC Section 4.2.31.E(4)(b).

5. LDC Section 4.2.31.E(5) addresses outdoor lighting.

Analysis: The applicant has not indicated the location and design of exterior lighting. That said, Staff recognizes only a conceptual plan has been submitted.

If approved, a photometric plan shall be provided during the formal development review process and the exact location and design of exterior lighting shall be determined. Such lighting shall comply with County standards, and shall be designed as to not cast direct light on adjacent dwellings or properties in a negative manner, nor cast light in an upward manner so as to illuminate the night sky and/or become a hazard to air navigation.

Staff therefore concludes the application **may be consistent** with LDC Section 4.2.31.E(5), subject to the following condition(s):

- *Exterior lighting within the Project shall comply with County standards. A photometric plan shall be provided at the time of development to ensure exterior lighting.*

6. LDC Section 4.2.31.E(6) addresses buffers.

1. **LDC Section 4.2.31.E(6)** provides, "Buffers shall be provided externally and internally, between the PUD and surroundings and between internal PUD uses, in order to maintain compatibility between uses and avoid and/or limit adverse impacts between uses and nuisance situations as follows:

(a) Buffers shall be provided between the proposed PUD uses and the PUD's surroundings, and between the PUD's internal uses, in a manner that conforms to the requirements of Section 6.8.6; however, a PUD may propose alternative buffer standards and designs provided the intent of the buffer requirement is satisfied,

(b) A PUD may propose the elimination of internal buffers within the PUD; however for significantly dissimilar uses (e.g., residential versus industrial), mechanisms to ensure future PUD residents and occupants are aware of the elimination of such requirements may be required in response to such a proposal."

Analysis: The applicant indicates landscaping/screening would be provided through a “Highway Vista Preservation Area” along S Highway 200 and a Linear Nature Park & Wildlife Corridor along the southern Project boundary, as indicated on the submitted PUD Concept Plan. The applicant currently proposes a modified Type C buffer along portions of the northern and eastern Project boundaries. That said, Staff notes recreational vehicle (RV) and boat storage is proposed adjacent to this buffer and is inadequately buffered as a commercial use. No internal buffering is proposed.

Staff therefore concludes the application **may not be consistent** with LDC Section 4.2.31.E(6). However, in the event that the rezoning request is approved, Staff conditions related to Buffers have been proposed.

7. LDC Section 4.2.31.E(7) addresses open space.

1. **LDC Section 4.2.31.E(7)(a)** provides minimum open space requirements.

Analysis: Excluding PID 41109-015-00, the originally-submitted PUD Concept Plan, dated August 25, 2025, provides approximately 229.28 acres of Open Space, 43.40 acres of Improved Open Space, and 0.42 acres of Buffer area, for a total of 273.1 acres of open space provided. A minimum of twenty (20) percent of the Project area, or approximately 89.34 acres, is requested to be open space. A minimum of five (5) percent of the Project area, or approximately 22.33 acres, is requested to be improved open space (IOS).

Staff therefore concludes that the application **may be consistent** with LDC Section 4.2.31.E(7)(a), subject to the following condition(s):

- *Open space shall be provided as a minimum of twenty (20) percent of the gross Project area (±407.40 Acres). Improved open space shall be provided as a minimum of five (5) percent of the gross Project area, consistent with LDC Section 4.2.31.E(7) and 6.6.6.B.*

2. **LDC Section 4.2.31.E(7)(c)** on Design Criteria provides,

“1. IOS shall be permanently set aside and shall be designated on the PUD and be established as separate properties/tracts to be owned and managed by a governing association for the PUD, whether a private property owners association, community development district, or

municipal service unit, unless otherwise approved by the Board upon recommendation by the DRC.

2. The PUD's minimum required IOS amounts shall be listed on the PUD's related plans, and shall be depicted to depending on the level of development review, allowing for more general with conceptual and proceeding to detailed for platting and/or site planning.

3. IOS is intended to be integrated into the PUD design and provide the primary avenue for satisfying overall landscaping requirements for all development as required in Divisions 6.7, 6.8, and 6.9.

4. IOS shall be integrated throughout the PUD to provide a linked access system to the IOS.

5. IOS shall be improved, including compatible structures, to the extent necessary to complement the PUD uses.”

Analysis: The applicant requests that a minimum of twenty (20) percent of the Project area—or approximately 89.34 acres—and a minimum of five (5) percent of the Project area—or approximately 22.33 acres—be open space and improved open space (IOS), respectively. Excluding PID 41109-015-00, the originally-submitted PUD Concept Plan indicates approximately 267.20 acres of total open space.

The submitted PUD Concept Plan indicates a shared-use path between the proposed boat ramp/pavilion, the proposed recreational/agricultural amenity area, and an existing spring. Staff notes such areas have been included for open space calculations.

That said, Staff recognizes only a conceptual plan has been submitted. If approved, the exact provision of open space and improved open space will be determined during the formal development review process. The applicant indicates all roads, drainage retention areas, and other common areas shall be maintained by an established homeowners’ association (HOA).

Thus, subject to Staff conditions, Staff concludes that the application **may be consistent** with LDC Section 4.2.31.E(7)(c).

3. **LDC Section 4.2.31.E(7)(d)** addresses Improved Open Space Eligibility Standards.

Analysis: The applicants requests that a minimum of twenty (20) percent of the Project area—or approximately 89.34 acres—and a minimum of five (5) percent of the Project area—or approximately 22.33 acres—be open space and improved open space (IOS), respectively. If

approved, the exact provision of open space and improved open space will be determined during the formal development review process, consistent with LDC Section 4.2.31.E(7)(d) and 6.6.6.B.

Subject to Staff conditions, Staff concludes the application **may or may not be consistent** with LDC Section 4.2.31.E(7)(d).

8. **LDC Section 4.2.31.E(8)** addresses Maximum Commercial Use Area in a Residential PUD in a Residential Future Land Use Designation.

Analysis: The Project is designated as Rural Land (RL) and does not propose any commercial uses. Staff therefore concludes that LDC Section 4.2.31.E(8) is **not applicable**.

- E. LDC Section 4.2.31.F addresses the procedure for rezoning to the Planned Unit Development (PUD) classification.

1. **LDC Section 4.2.31.F(1)** on Pre-Application Stage provides, "A pre-application meeting shall be conducted before a PUD rezoning application can be accepted."

Analysis: Several meetings were conducted prior to, and during, the application process. Staff therefore concludes that the application **is consistent** with LDC Section 4.2.31.F(1).

2. **LDC Section 4.2.31.F(2)(a)** provides, "Following the pre-application meeting, a Rezoning Application to a PUD classification shall be submitted pursuant to Division 2.7, accompanied by a Conceptual Plan, Master Plan, Major Site Plan or Preliminary Plat."

Analysis: This application was submitted with a conceptual plan. Staff therefore concludes that the application **is consistent** with LDC Section 4.2.31.F(2)(a).

3. **LDC Section 4.2.31.F(2)(b)** addresses Conceptual Plan requirements.

Analysis: This application was submitted with a conceptual plan. Staff finds that the submitted PUD Concept Plan **is consistent** with requirements in LDC Section 4.2.31.F(2)(b).

4. **LDC Section 4.2.31.F(3)** on Recommendation provides, "Following consideration of the development plan by the Development Review Committee (DRC), the DRC shall make a recommendation for approval, approval with conditions, or for denial to the Planning and Zoning

Commission and to the Board. The rezoning and the corresponding development plan will then require public hearings before the Planning and Zoning Commission and Board of County Commissioners for approval.”

Analysis: The proposed zoning change was heard on October 6, 2025 by the Development Review Committee (DRC), which recommended **APPROVAL WITH CONDITIONS**. Therefore, this application **is consistent** with LDC Section 4.2.31.F(3).

5. **LDC Section 4.2.31.F(4)(a), (b), and (c)** provides,

“(a) The final development plan (either entire project or phase), submission, shall include but not be limited to, a master plan, a major site plan, improvement plan, a preliminary plat and/or final plat, as deemed necessary for the specific project.

(b) The final development plan shall be in accordance with requirements of the Land Development Code and shall be considered by the DRC. At the direction of the Board, DRC, or Growth Services Director, the final development plan may be brought back to the Board for final action.

(c) If necessary, a final development plan (entire project or phase) may be submitted with the conceptual plan for consideration.”

Analysis: This application was submitted with a conceptual plan and was not submitted with a final development plan as defined in LDC Section 4.2.31.F(4)(a).

If the rezoning with the submitted PUD Concept Plan is approved, Staff notes that the final development plan for this Project should be brought before the Board for final action. Staff therefore concludes that the application **is consistent** with LDC Section 4.2.31.F(4)(a), (b) and (c), subject to the following conditions:

- *The final PUD Master Plan, or an equivalent, must be brought back and heard by the Board of County Commissioners for final approval.*

F. **LDC Section 4.2.31.J** on PUD Time Limits provides,

“(1) The Board may establish time limits for the submittal of a master plan, major site plan, preliminary plat, or final plat for the development of an approved conceptual plan.

(2) Any such time limits may be extended by the Board for reasonable periods upon the petition of the developer for an amendment to the conceptual plan and based upon good cause, as determined by the Board; provided that any such

extension of time shall not automatically extend the normal expiration date of a building permit, site plan approval, or other development order. If time limits contained in the approved development plan are not completed or not extended for good cause, no additional permits will be approved.

(3) Time limits for completion and close out of master plans, major site plans, preliminary plats, and final plats once approved shall be according to Article 2 of this Code Review and approval procedures:"

Analysis: The applicant has not provided any specific time limits for this Project. Therefore, Staff notes that the Project will be subject to time limits as provided in LDC Section 4.2.31.L. Staff therefore concludes that the application **is consistent** with LDC Section 4.2.31.J.

G. **LDC Section 4.2.31.K** addresses PUD Amendments.

Analysis: Staff notes that changes that will increase the density and dwelling unit types in this Project shall require approval by the Board through the rezoning process. Board approval will be required for the following changes: (1) Intent and character of the development; (2) Location of internal/external arterial or collector streets and connection points to such streets; (3) Minimum development standards; (4) Minimum size and location of common open space and conservation land; and (5) Location of water/wastewater facilities.

VI. ALTERNATIVE ACTIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein so as to support the approval of the Ordinance with amended conditions, and make a recommendation to the Commission to adopt a proposed Ordinance to **APPROVE WITH CONDITIONS** the rezoning amendment.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance, and make a recommendation to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. STAFF RECOMMENDATION

Staff recommends the Planning & Zoning (P&Z) Commission enter into the record the Staff Report, and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to **DENY** the proposed rezoning as originally submitted because approving the application:

- A. Will adversely affect the public interest;
- B. Is not consistent with the Marion County Comprehensive Plan;
- C. Is not compatible with the surrounding uses;
- and
- D. Is not consistent with Section 4.2.31 of the Marion County Land Development Code (LDC) for a Planned Unit Development (PUD).

That said, to partially address compliance with LDC Section 2.7.3.E.(2), the following conditions would be recommended in the event that the Board chooses to approve the requested rezoning:

1. *The PUD shall be developed consistent with the submitted PUD Concept Plan, dated August 25, 2025, as revised, and the development conditions provided with this approval.*
2. *The PUD shall be limited to a maximum of thirty-nine (39) lots for site-built single-family homes and one (1) caretaker residence intended to manage all ranch operations.*
 - a. *Up to thirty-seven (37) acre lots shall be developed based on Single-Family Dwelling (R-1) uses, except Lot 6 as indicated in the submitted PUD Concept Plan.*
 - b. *Up to two (2) farm lots, and Lot 6, shall be developed based on General Agriculture (A-1) uses.*
 - c. *Family cottages/guest homes shall be permitted as an accessory use.*
3. *A property owner's association OR the developer must care for and maintain all common areas used by residents of the subdivision as well as buffers, stormwater, and any other forms of infrastructure within the subdivision.*
4. *Fifty percent (50%) of amenities shall be required after the twentieth primary residence Certificate of Occupancy unless otherwise approved by the Board of County Commissioners.*
 - a. *All amenities shall be required after the thirtieth primary residence Certificate of Occupancy.*
 - b. *All amenities shall be bonded to 120% of the cost.*
5. *At least two (2) shade trees shall be required on each lot.*
6. *The PUD shall be served by Marion County Utilities (MCU) for central potable water and wastewater at the time of development; with the services, including fire flow, installed and/or developed consistent with the LDC.*
 - a. *A decentralized wastewater treatment facility complying with all applicable State and County requirements may be used in lieu of connection to MCU wastewater service.*
7. *External buffers shall be provided consistent with the submitted PUD Concept Plan and the development conditions provided with this approval. All buffers shall be required at the time of development.*

- a. A Type D buffer shall be required along the proposed recreational vehicle (RV) and boat storage area.
- 8. Within the Linear Nature Park & Wildlife Corridor area, trees shall not be removed without County approval. A Tree Preservation plan shall be provided during the submission of the Improvement Plan and shall not be deferred.
- 9. A left-turn lane at the Project entrance shall be provided, as indicated in the submitted Traffic Statement. An updated Traffic Statement shall be provided with the Master Plan, or equivalent, to include a right-turn lane analysis and turn lane length recommendations.
- 10. All lots shall have access through the proposed internal subdivision road.
- 11. A five-foot, shared-use path between the proposed boat ramp/pavilion, the proposed recreational/agricultural amenity area, and an existing spring, as shown in the submitted PUD Concept Plan, shall be constructed.
- 12. Exterior lighting within the Project shall comply with County standards. A photometric plan shall be provided at the time of development.
- 13. Open space shall be provided as a minimum of twenty (20) percent of the gross area (±407.40 Acres). Improved open space shall be provided as a minimum of five (5) percent of the gross Project area, consistent with LDC Section 4.2.31.E(7) and 6.6.6.B.
- 14. The final PUD Master Plan, or an equivalent, must be brought back and heard by the Board of County Commissioners for final approval.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

APPROVAL WITH AMENDED CONDITIONS. The following changes to Staff conditions were recommended:

- 2. The PUD shall be limited to a maximum of forty (40) lots for site-built single-family homes and one (1) primary caretaker residence intended to manage all ranch operations.
 - Up to thirty-eight (38) acre lots shall be developed based on Single-Family Dwelling (R-1) uses, except Lot 6 as indicated in the submitted PUD Concept Plan.
 - Up to two (2) farm lots, and Lot 6, shall be developed based on General Agriculture (A-1) uses.
 - Family cottages/guest homes shall be permitted as an accessory use. A detached garage-apartment for ranch hand(s) shall be permitted as an accessory use for the caretaker residence.
- 4. Fifty percent (50%) of amenities shall be required after the twentieth residential Certificate of Occupancy unless otherwise approved by the Board of County Commissioners.
 - ~~All amenities shall be bonded to 120% of the cost.~~
- 5. Until utilities become readily available, the PUD shall be served by individual well and enhanced septic systems in accordance with County, Department of Health (DOH), and Department of Environmental Protection (DEP)

- ~~standards. Marion County Utilities (MCU) for central potable water and wastewater at the time of development; with the services, including fire flow, installed and/or developed consistent with the LDC.~~
- ~~○ A decentralized wastewater treatment facility complying with all applicable State and County requirements may be used in lieu of connection to MCU wastewater service.~~
7. External buffers shall be provided consistent with the submitted PUD Concept Plan and the development conditions provided with this approval. All buffers shall be required at the time of development.
- ~~○ A Type D buffer shall be required along the proposed recreational vehicle (RV) and boat storage area.*~~
8. ~~Within the Linear Nature Park & Wildlife Corridor area, trees shall not be removed without County approval. A Tree Preservation plan shall be provided during the submission of the Improvement Plan and shall not be deferred.~~
12. Exterior lighting within the Project shall comply with County standards. A photometric plan shall be provided during the development of the proposed amenity area.

**As of the date of this Staff report, the applicant is proposing a modified Type C buffer.*

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for November 18, 2025 at 2:00 PM.

X. LIST OF ATTACHMENTS

- A. Application
- B. DRC Comments Letter
- C. Site Photos
- D. Submitted PUD Concept Plan
- E. Traffic Statement
- F. SWF Parcel No. 19-687-107C Survey