



**Marion County
Board of County Commissioners**

Growth Services

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

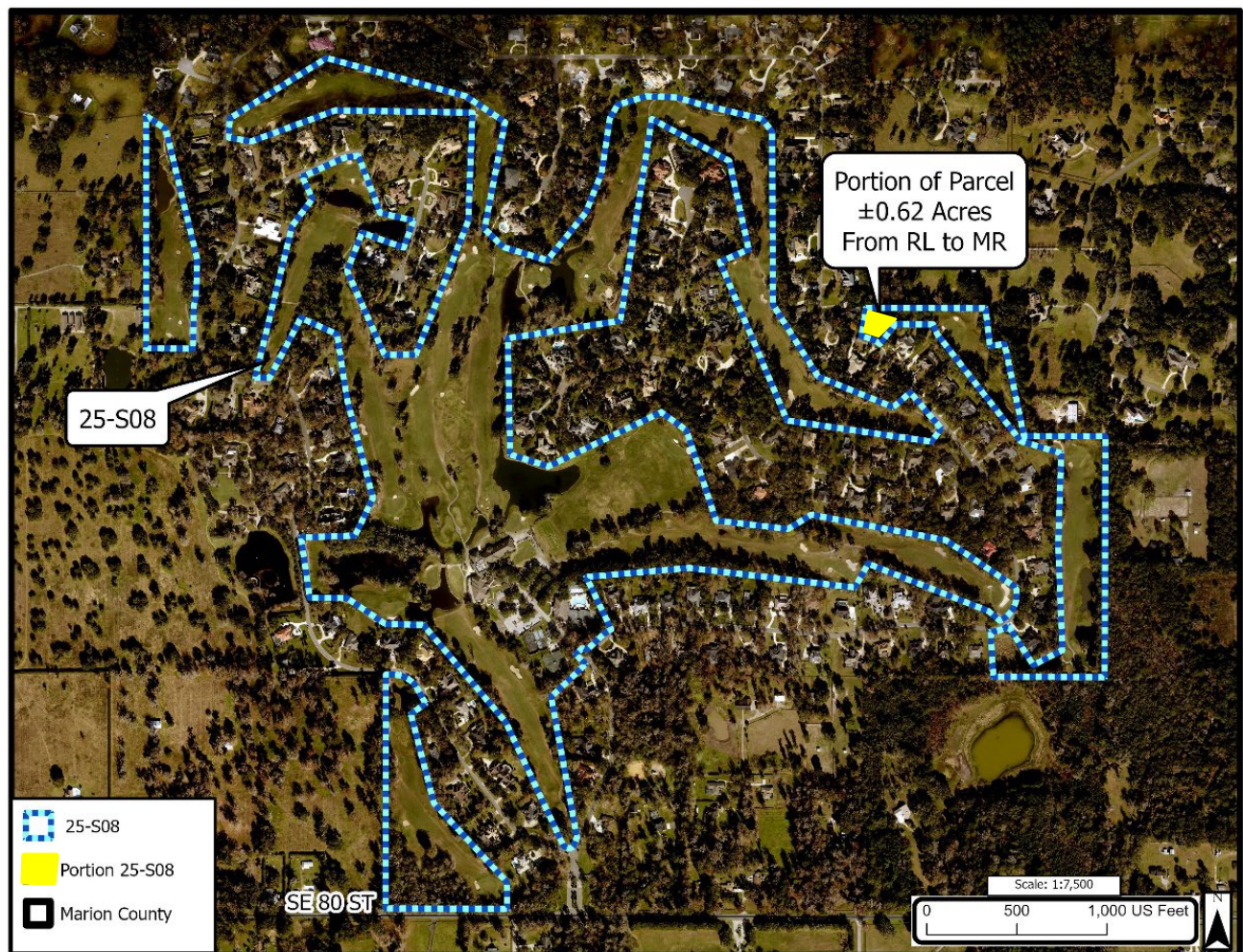
Public Hearing Dates	P&Z: 06/30/2025	BCC: 07/15/2025
Case Number	25-S08	
CDP-AR	32716	
Type of Case	<i>Small-Scale Land Use Amendment:</i> FROM: <u>Rural Land (RL)</u> TO: <u>Medium Residential (MR)</u>	
Owner	CCO Hospitality, LLC c/o M.G. Orender	
Applicant	R.M. Barrineau and Associates, Inc.	
Street Addresses	6823 & 6825 SE 12 th Circle Ocala, Florida 34480	
Parcel Number	3634-000-001	
Property Size	A ±0.62-acre portion of a ±154.74-acre parcel	
Subdivision	Country Club of Ocala Unit 1 (recorded 07/01/1993)	
Current Future Land Use	Rural Land (RL)	
Current Zoning Classification	Single-Family Dwelling (R-1)	
Overlay Zone/Scenic Area	Primary Springs Protection Overlay Zone	
Staff Recommendation	APPROVE	
P&ZC Recommendation	TBD	
Project Planner	Erik Kramer	
Related Cases	None	

I. ITEM SUMMARY

R.M. Barrineau and Associates, Inc. filed a small-scale land use amendment (Attachment A) on behalf of the property owner – CCO Hospitality, LLC c/o M.G. Orender. The purpose is to convert a ± 0.62 -acre portion of a ± 154.74 -acre parcel (see Figure 1) from the current Rural Land (RL) future land use designation, which allows 1 dwelling units per 10 acres, to Medium Residential (MR) future land use designation which allows for 1-to-4 dwelling units per acre. The overall parcel contains a private golf course serving the Country Club Ocala subdivision. This ± 0.62 -acre subject site is located between the 7100 and 7200 block of SE 12th Circle, Ocala, Florida 34480.

The subject site is not located within the Urban Growth Boundary or a Utility Service Area. The subject site is within the Primary Springs Protection Overlay Zone. According to FEMA's 2017 Flood Zones designations, the entire property is subject to minimal flood risk (unshaded X).

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the Small-Scale Land Use Amendment application. Staff believes Medium Residential Future Land Use is appropriate for the subject property because it is compatible with the character of the surrounding uses, would not adversely impact on the public interest, and is consistent with Marion County's comprehensive plan.

III. NOTICE OF PUBLIC HEARING

A notice of the public hearings for this application (Attachment B) was mailed to 190 property owners within 300 feet of the subject property on June 13, 2025. A notice for the public hearings was published in the Ocala Star Banner on June 16, 2025. A public hearing notice sign was also posted on the property on June 13, 2025. Evidence of the public hearing notices is on file with the Growth Services Department and is incorporated herein by reference.

IV. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board of County Commissioners, the Planning and Zoning Commission shall make a written finding that granting the land use amendment will not adversely affect the public interest, that the proposed land use amendment is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff assesses and analyzes these three criteria for the proposed land use amendment in Sections A., B., and C. of this report.

A. How is the Request Compatible with Surrounding Uses?

Compatibility is defined as a condition in which land uses, or conditions can co-exist 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.

Future Land Use

Figure 2 highlights the subject site, which currently holds a RL future land use designation. The future land uses directly adjacent to the subject site are RL. The RL designation allows agriculture uses, residences associated with agriculture uses, and conservation. RL has a minimum density standard of 1 dwelling units per every 10 acres. Figure 2 shows other portions of the Country Club of Ocala community have been amended from RL to MR in the past. The most recent amendment 21-S01 led to a change of 4.03 acres and was subsequently re-platted as "Country Club of Ocala Unit 1 Replat of Tract E." This

replat created 3 residential lots and 2 open space tracts from a Tract E which was formerly designated for “equipment storage.”

Figure 3 depicts the area of the proposed future land use amendment to MR. The MR designation allows residential, public, recreation, and conservation uses. MR has a density range of 1-to-4 dwelling units per acre.

Zoning

Figure 4 shows the existing R-1 zoning district for the subject site and the rest of the Country Club of Ocala subdivision. The intent of R-1 is to provide “areas for medium density residential development.”

The properties directly adjacent to the east, west, and south are zoned R-1 and contained within the same subdivision as the subject site. The property directly to the north of the subject site is zoned for General Agriculture (A-1); however, it is a part of a 1.65-acre lot which belongs to a private property owner within Country Club of Ocala.

Figure 2
Current Future Land Use Map Series Designation

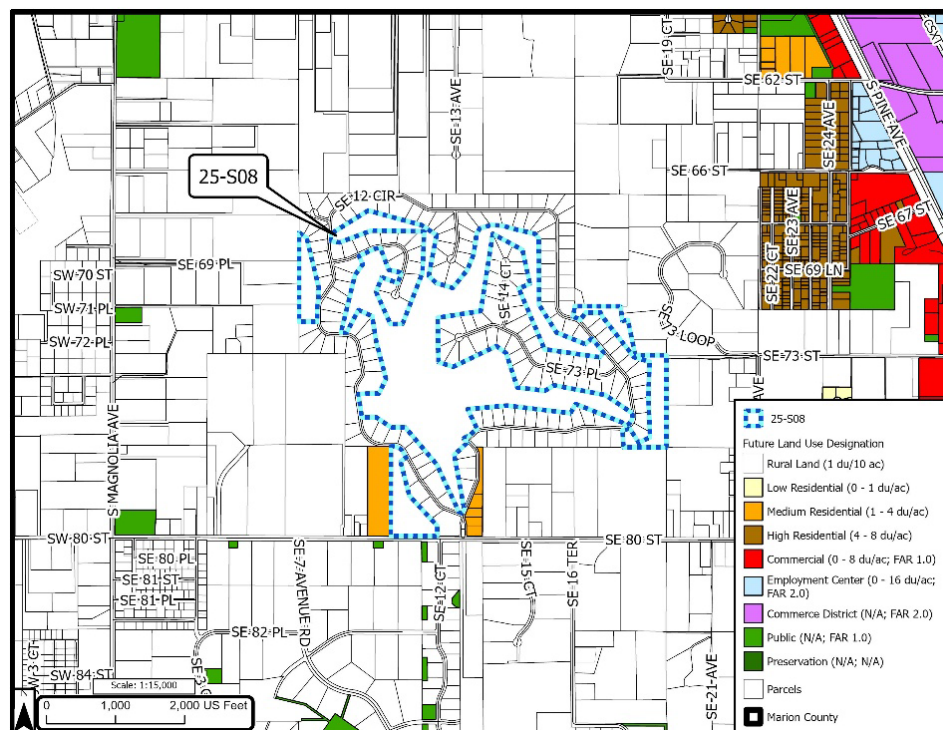


Figure 3
Proposed Future Land Use Map Series Designation

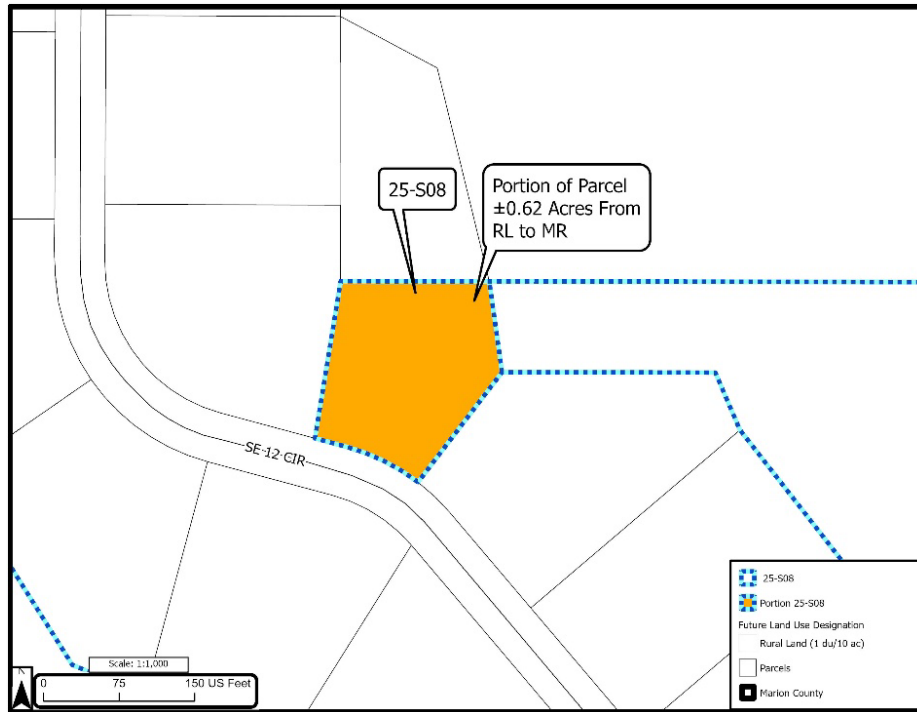
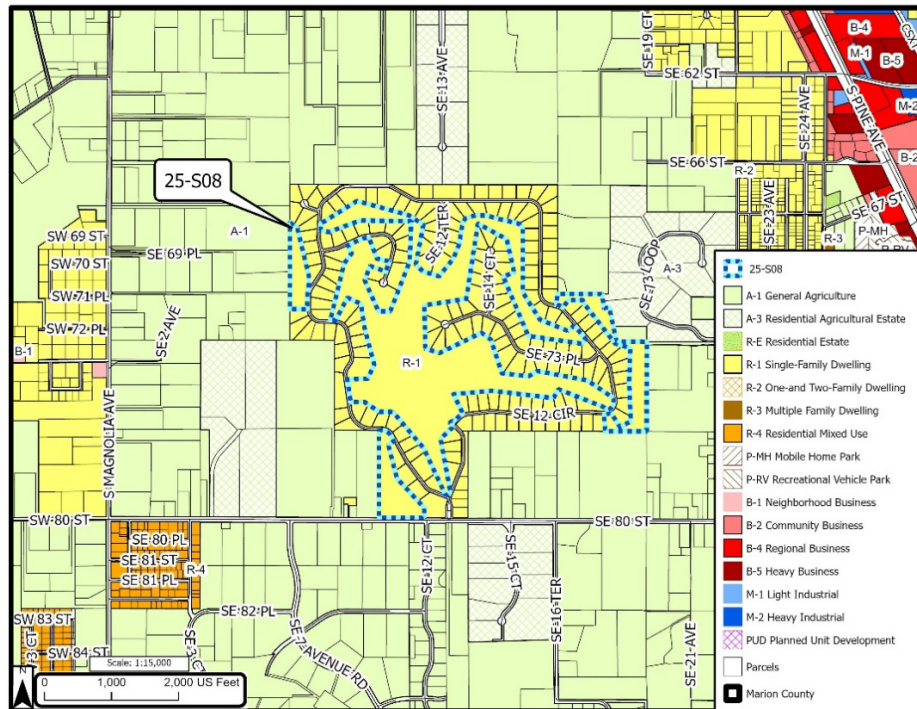


Figure 4
Existing Zoning Classification



Surrounding Context and Existing Land Uses

Figure 5 shows recent trends in development in the surrounding area. Staff notes that there are no newly permitted developments or developments under review in the immediate vicinity of the subject site.

Figure 6 shows recorded and unrecorded subdivisions in the surrounding area. Three subdivisions are notable.

- (1) Country Club of Ocala Unit 1 – Officially platted on July 1st, 1993, this subdivision created 86 residential lots and several tracts for golf course, facility equipment, and easements. The subject site is a part of “Tract B” which is used as part of the community’s golf course (See Attachment E).
- (2) Country Club of Ocala Unit 2 – Officially platted July 21st, 1994, this subdivision created 124 additional residential lots (See Attachment F).
- (3) Country Club of Ocala Unit 1 Replat of Tract E – Officially platted October 12th, 2021, this replat subdivided Tract E for equipment storage into three lots and 2 tracts for open space, signage, utility, and drainage (See Attachment G).

Figure 7 depicts Marion County Property Appraiser’s (MCPA) data showing the existing land uses in the area surrounding the subject property. According to the MCPA 2025 Property Report Card, subject parcel 3634-000-001 hosts a clubhouse and a private golf course/driving range. The subject site is a wooded area that is not near the clubhouse nor an actively used component of the private golf course, despite being a part of the Tract B which is dedicated to golf course use.

Uses directly adjacent to the subject site include commercial (private golf course), single family residential, and a private street for the country club community.

The surrounding area outside of the Country Club of Ocala consists of large lot single family home properties and large lot agricultural properties.

Table A displays the information of Figures 2, 3, 4 & 7 in tabular form. Consistent with LDC Section 2.7.3.D, staff conducted a site visit to evaluate the existing uses and character of the area. The subject site is only accessible from the Country Club of Ocala’s gated entrance located off of the 1300 block of SE 80th Street AKA County Road 328. The site is heavily vegetated with two existing homes to the east and west of the site, as well as one home directly facing the site from the south. The community consists of mid-sized lots with single family homes and dispersed recreational tracts for golf and club house uses. Attachment D shows photos of the site, adjacent properties to the site, and replatted lots within the Country Club of Ocala which are similar to the proposed change for the subject site.

Figure 5

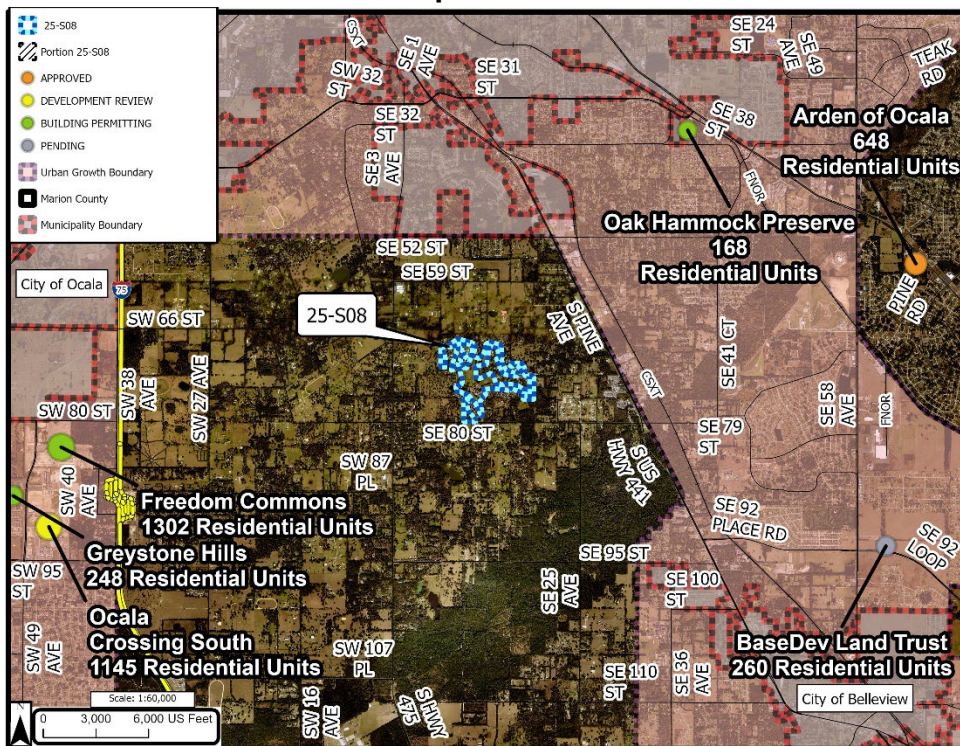


Figure 6

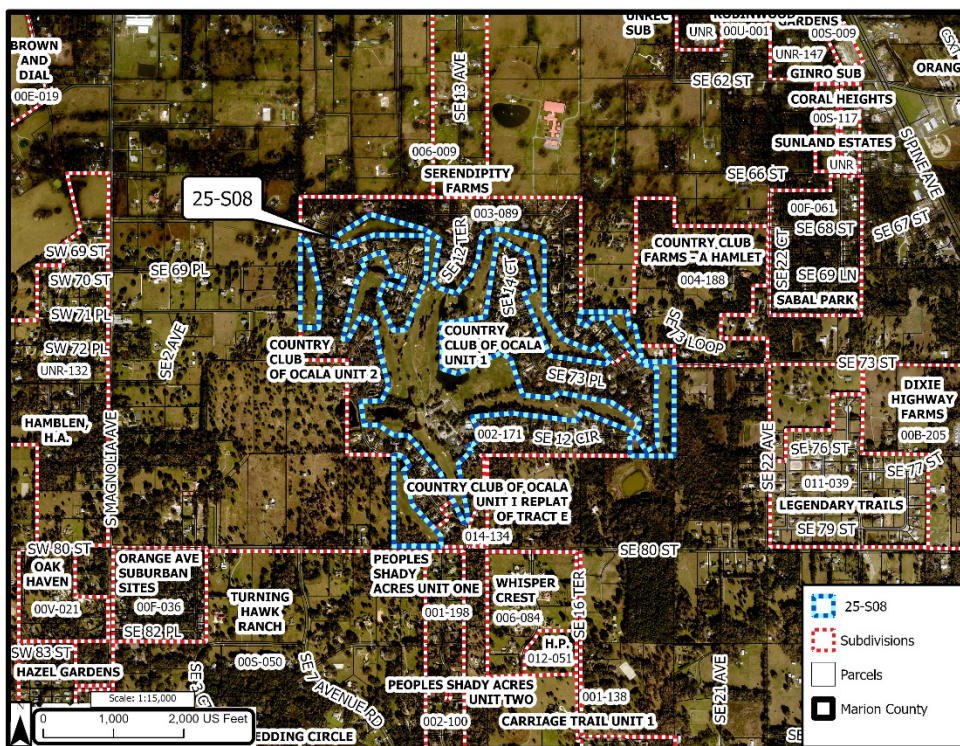


Figure 7

Existing Use per Property Appraiser Property Code

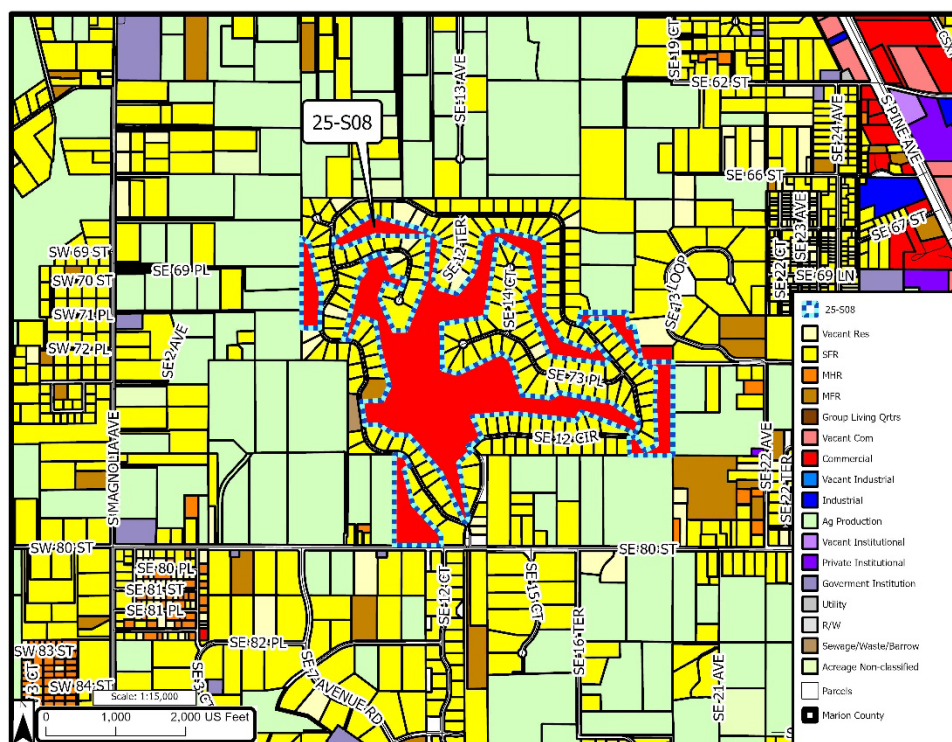


TABLE A.
ADJACENT PROPERTY CHARACTERISTICS

Direction	Current FLUM Designation	Current Zoning Classification	Marion County Property Appraiser Existing Use
Subject Property	From: Rural Lands (RL) To: Medium Residential (MR)	Single-Family Dwelling (R-1)	Commercial (Private Golf Course)
North	Rural Lands (RL)	General Agriculture (A-1)	Single Family Residential
West	Rural Lands (RL)	Single-Family Dwelling (R-1)	Single Family Residential
South	Rural Lands (RL)	Single-Family Dwelling (R-1)	Single Family Residential
East	Rural Lands (RL)	Single-Family Dwelling (R-1)	Single Family Residential & Commercial (Private Golf Course)

The Country Club of Ocala is a pre-existing subdivision that was platted in 1993, before the adoption of the Marion County Comprehensive Plan. Considering the surrounding future land use designations, zoning, and existing uses, staff finds that the proposed amendment is not fully compatible with the surrounding Rural Land (RL) future land use designations. However, the site is zoned R-1, which is compatible with the proposed use, and it lies within the private Country Club of Ocala community with similar size lots for single family homes.

The proposed Medium Residential designation would allow for one additional single-family home on a lot that is smaller, but generally consistent in size with other lots in the subdivision. A replat of Tract B in Country Club of Ocala Unit 1 will be required.

In summary, approving the small-scale future land use amendment from Rural Land (RL) to Medium Residential (MR) **is compatible with zoning classifications and existing land uses of the Country Club Ocala community.**

B. How Does the Request Affect the Public Interest?

a. **Transportation Impacts.** These include roadways, public transit, and other mobility features.

- i. ***Roadways.*** The subject site is located on SE 12 Circle which is a privately owned and maintained road within the Country Club of Ocala. Based on the proposed future land use of MR, the existing R-1 zoning, and the size of the lot, the applicant would only be able to build one single family home on the subject site. The expected average weekday trip generation per single-family detached unit is 9.9 trips, according to the Institute of Transportation Engineers (version 10).

Marion County's Traffic Engineering staff commented that proposed amendment "would not be expected to have a significant impact on traffic." (see Attachment C). Therefore, this land use amendment would have little impact on roadways.

- ii. ***Public Transit.*** There are no SunTran routes serving the subject property or operating in the nearby vicinity. Therefore, this land use amendment would have little to no impact on public transit.
- iii. ***Other Mobility Features.*** There are no existing sidewalk or bicycle facilities within the Country Club of Ocala community. These facilities would not be

required during development review. Therefore, this land use amendment would have no impact on pedestrian or bicycle facilities.

Based on the above findings, the impact of the proposed land use amendment on the transportation system **would not adversely affect the public interest.**

- b. **Potable Water Impacts.** Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and approximately 2,750 gallons per acre per day for nonresidential demand. Marion County Utilities defers to the Department of Health for on-site well and septic (see Attachment C).

- i. Current RL land use: $0.62 \text{ AC} * 150 \text{ gallons} = 93 \text{ gallons}$
- ii. Proposed MR land use: $0.62 \text{ AC} * 150 \text{ gallons} = 93 \text{ gallons}$

Based on the above findings, the impact of the proposed future land use amendment on potable water **would not adversely affect the public interest.**

- c. **Sanitary Sewer Impacts.** Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand. Marion County Utilities defers to the Department of Health for on-site well and septic (see Attachment C).

- i. Current RL land use: $0.62 \text{ AC} * 110 \text{ gallons} = 68.2 \text{ gallons}$
- ii. Proposed MR land use: $0.62 \text{ AC} * 110 \text{ gallons} = 68.2 \text{ gallons}$

Based on the above findings, the impact of the proposed future land use amendment on sanitary sewer **would not adversely affect the public interest.**

- d. **Solid Waste Impacts.** Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day for residential demand. The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County's average household size is 2.33. Based on the calculations below, Marion County has the capacity to serve the potential new solid waste needs generated from the proposed land use amendment

- i. Current RL land use: $[(0 \text{ DU} * 2.33 \text{ persons}) * 6.2 \text{ pounds}] = 0 \text{ pounds}$
- ii. Proposed MR land use: $[(1 \text{ DU} * 2.33 \text{ persons}) * 6.2 \text{ pounds}] = 14.4 \text{ pounds}$

Based on the above findings, the impact of the proposed future land use amendment on solid waste **would not adversely affect the public interest.**

- e. **Recreation Impacts.** Recreation Element Policy 1.1.1. adopts a level of service standard to provide two (2) acres of public outdoor parks and recreational facilities per 1,000 persons. Based on the calculations below, Marion County has sufficient public outdoor parks and recreational facilities to serve the potential population generated from the proposed future land use amendment. Additionally, the subject site will have access to the private open space/recreational amenities of Country Club of Ocala.

i. Current RL land use: $[(0 \text{ DU} * 2.33 \text{ persons}) * 2 \text{ AC}] / 1000 \text{ persons}$
= 0 AC

ii. Proposed MR land use: $[(1 \text{ DU} * 2.33 \text{ persons}) * 2 \text{ AC}] / 1000 \text{ persons}$
= 0.005 AC

Based on the above findings, the impact of the proposed future land use amendment on recreation **would not adversely affect the public interest.**

- f. **Stormwater/Drainage Impacts.** Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site does not include any FEMA flood plain areas nor any flood prone areas as determined by Marion County's independent flood risk studies. Marion County's Drainage Engineering staff had no objections to the proposed future land use amendment; but noted the applicant needs to verify existing drainage retention areas can handle the runoff from additional impervious coverage (see Attachment C).

Based on the above findings, the impact of the proposed future land use amendment on stormwater/drainage **would not adversely affect the public interest.**

- g. **Fire Rescue/Emergency Services Impact.** The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Still, staff evaluate a 5-mile radius around the subject property as evidence of the availability of such services. Fire Station #16, located at 7151 S Magnolia Avenue is within 2.8 road miles of the subject site, based on the most direct route. The expected, unimpeded travel time from Fire Station #16 to the subject property is 8 minutes during peak travel times, according to Google Maps.

Based on the above findings, the impact of the proposed future land use amendment on fire rescue/emergency services **would not adversely affect the public interest.**

- h. **Law Enforcement Impact.** The Comprehensive Plan does not establish a level of service standard for law enforcement services. Still, staff evaluate a 5-mile radius around the subject property as evidence of the availability of such services. The nearest Sherriff station is the South Multi-District District Office is located at 3260 SE 80th Street, approximately 2.9 road miles of the subject site based on the most direct route. The expected, unimpeded travel time from the nearest Sherriff substation to the subject property is 8 minutes during peak travel times.

Based on the above findings, the impact of the proposed future land use amendment on law enforcement **would not adversely affect the public interest.**

- i. **Public Schools Impact.** The county establishes a level of service standard for 105% of elementary and middle school's design capacity and 100% of high school's design capacity (LDC Section 1.8.3.E). The following figures are provided for the 120th day of enrollment for the 2023-2024 school year: Shady Hill Elementary (95.23%), Belleview Middle (104.5%), and Belleview High (117.46%).

The proposed future land use would allow for one additional single-family home.

- i. Elementary – Marion County School District's Generation Rate: 0.107
1. Current RL land use: 0 du * 0.107 rate = 0 students
 2. Proposed MR land use: 1 du * 0.107 rate = 0.107 students ≈ 0 students
- ii. Middle – Marion County School District's Generation Rate: 0.043
1. Current RL land use: 0 du * 0.043 rate = 0 students
 2. Proposed R-E zoning: 1 du * 0.043 rate = 0.043 students ≈ 0 students
- iii. High – Marion County School District's Generation Rate: 0.071
1. Current RL land use: 0 du * 0.071 rate = 0 students
 2. Proposed R-E zoning: 1 du * 0.071 rate = 0.071 students ≈ 0 students

Based on the above findings, the impact of the proposed land use amendment on public schools **will not adversely affect the public interest.**

In summary, after considering the impacts on Marion County's infrastructure and services, as discussed above, approving the future land use amendment from Rural Land (RL) to Medium Residential (MR) **would not adversely affect the public interest.**

C. How is this Request Consistent with the Comprehensive Plan?

a. FLUE Policy 2.1.6 on Protection of Rural Areas.

“Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the Urban Growth Boundary and Planned Service Areas. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development such as within the Urban Growth Boundary and Planned Service Areas.”

Analysis: The subject site is not located within the Urban Growth Boundary; however, it is a portion of a golf course in the pre-existing Country Club of Ocala community. The subject site only abuts property owners within this community and would not cause pre-mature urbanization in the surrounding rural area.

Thus, this application is **consistent** with FLUE Policy 2.1.6.

b. FLUE Policy 2.1.13 on Protection of Rural Neighborhoods.

“Marion County shall recognize “rural neighborhoods” that occur within or outside of the Urban Growth Boundary deserve special protection from the intrusion of urban uses, densities, and intensities where new development occurs within the immediate vicinity. For the purpose of this policy, a rural neighborhood is an existing recorded or unrecorded subdivision where the overall density does not exceed one unit per three acres and the subdivision has a predominant Future Land Use Designation of Rural Land or Low Residential.”

Analysis: The subject site is located within 600 feet of the Country Club Farms Hamlet, a rural neighborhood with a density of one unit per 5.33 acres and a Rural Land (RL) future land use designation. Therefore, it qualifies as a rural neighborhood. Several other rural neighborhoods are also located within one mile of the site.

The proposed amendment would allow for one additional single-family home on a medium-sized lot, similar to those in the Country Club of Ocala community. The site is entirely within the existing Country Club of Ocala, and no new transportation access points are proposed

This small-scale land use amendment would not significantly increase population density or introduce new urban uses to the rural area.

Thus, this application is **consistent** with FLUE Policy 2.1.13.

c. FLUE Policy 2.1.22 on Medium Residential (MR)

“This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multi-family residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.”

Analysis: The following zoning districts outlined in the County’s LDC are appropriate for land designated for MR:

(1) General Agriculture (A-1*);

a. **Appropriate until rezoned to one of the zoning classifications listed below)*

(2) Single-Family Dwelling (R-1);

(3) Mixed Residential (R-4);

(4) Manufactured Housing Park (P-MH); and

(5) Planned Unit Development (PUD)

This application seeks to change the future land use designation of the subject site from RL to MR. As stated in this policy, intent of MR is to “recognize areas suited for primarily single-family residential units within the Urban Growth Boundary”. While the site is not located within the Urban Growth Boundary, it is fully contained within a subdivision, with similar lot sizes, that was approved before the first comprehensive plan was fully adopted.

Furthermore, the proposed future land use is compatible with the existing R-1 zoning classification.

Thus, this application is **consistent** with FLUE Policy 2.1.17.

d. FLUE Policy 3.1.1 on Establishment of Urban Growth Boundary.

“The County FLUM Series, Map #1, Marion County 2045 Future Land Use Map, designates an UGB that reinforces the preferred land use patterns of Marion County through policies that are designed to effectively discourage the proliferation of urban sprawl. The establishment and maintenance of the UGB shall be accomplished through the following standards:

1. The UGB shall encompass a sufficient supply of urban designated land to support projected demand for the horizon of the plan, less the supply generated from vested subdivisions (DRIs, FQDs, etc.) and Rural Land
2. All new development within the UGB shall be served by central water and wastewater, whether it is provided by the county, municipality, or private provider;
3. All land contained within an UGB delineated on the Future Land Use Map shall be treated as one single urban area for the purposes of these policies;
4. Any parcel of land that overlaps the UGB by more than 50% by area shall be considered inside the Boundary. Likewise, any parcel that overlaps the UGB by 50% or less shall be considered outside the Boundary;
5. The County shall conduct a review at least every seven (7) years to assess the need to modify the UGB and evaluate the need for public facilities and services within the UGB; and
- 6. The County shall encourage development to be concentrated within the UGB.”**

Analysis: This future land use change would enable the addition of 1 additional buildable lot to pre-existing subdivision; therefore, would not allow for substantial urban development outside of the Urban Growth Boundary.

Thus, this application is **consistent** with FLUE Policy 3.1.1.

e. FLUE Policy 5.1.3 on Planning and Zoning Commission.

“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 land use amendment is scheduled for the June 30th, 2025 Planning and Zoning Commission public hearing.

Thus, this application is **consistent** with FLUE Policy 5.1.3.

f. FLUE Policy 5.1.4 on Notice of Hearing.

“The County shall provide notice consistent with Florida Statutes and as further defined in the LDC.”

Analysis: Public notice was provided as required by the LDC and Florida Statutes.

Thus, the application was processed **consistent** with FLUE Policy 5.1.4.

g. FLUE Policy 7.4.3 on Permitted Uses [in Springs Protection Overlay Zone].

"The County shall implement and maintain an LDC to identify permitted and special uses to ensure that the function of a protected natural feature will not be materially impaired, diminished, or harmed by development activities and that the quality of the surface waters or groundwater will not be adversely impacted by the development activities.

Analysis: The subject property is within the Primary Springs Protection Overlay Zone (P-SPOZ). Marion County Utilities deferred decisions regarding on-site water and sewer to the Department of Health. The buildable lot may require advanced on-site treatment facilities.

Thus, this application is **consistent** with FLUE Policy 7.4.3.

h. TE Policy 2.1.4 on Determination of Impact.

"All proposed development shall be evaluated to determine impacts to adopted Level of Service standards. Land Development Regulations 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, roadways links and intersection analysis will be provided including Average Annual Daily Trips and/or peak hour (AM, PM, Sat/Sun).

Analysis: The determination of impact was discussed earlier in section B of this report.

Thus, this application is **consistent** with TE Policy 2.1.4.

Based on the above findings, the proposed small scale land use amendment **is consistent with the Comprehensive Plan.**

V. STAFF RECOMMENDATION

Staff recommends the Board 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 **APPROVE** the proposed Small-Scale Land Use Amendment because the request is **compatible with surrounding uses, will not adversely impact the public interest, and is consistent with the County's comprehensive plan.**

VI. ALTERNATIVE ACTIONS

A. Deny the Small-Scale Land Use Amendment Request

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 land use amendment.

B. Table the Small-Scale Land Use Amendment Request

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. PLANNING & ZONING COMMISSION RECOMMENDATION

To be determined.

VIII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

IX. LIST OF ATTACHMENTS

- A. Application Package;
- B. Surrounding Property Notification;
- C. Development Review Committee Comments;
- D. Site and Area Photographs;
- E. Recorded Plat of Country Club of Ocala Unit 1;
- F. Recorded Plat of Country Club of Ocala Unit 2; and
- G. Recorded Plat of Country Club of Ocala Unit 1 Replat of Tract E