



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

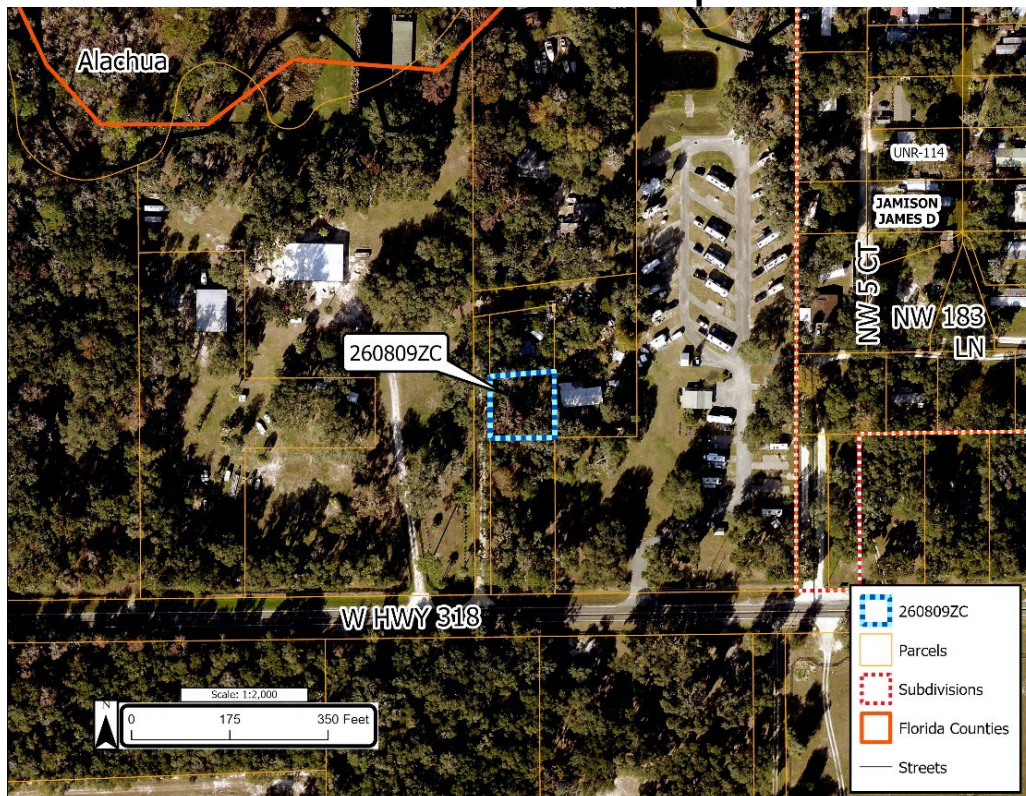
P&Z Date: 7/27/2026	BCC Date: 8/18/2026
Case Number	260809ZC
Plan Number	ZoneChg-000564-2026
Type of Case	Rezoning from Community Business (B-2) to Rural Residential (RR-1)
Owner	CGB Investment Properties, LLC
Applicant	Anthony White
Street Address/Site Location	731 W Highway 318, Citra, FL 32113
Parcel Number(s)	03873-000-00
Property Size	±0.20 acres
Future Land Use	Rural Land
Existing Zoning Classification	Community Business (B-2)
Overlays Zones/Special Areas	Environmentally Sensitive Overlay Zones (ESOZ), Farmland Preservation Area (FPA), Secondary Springs Protection Overlay Zone
Staff Recommendation	Approval
P&Z Recommendation	TBD
Project Planner	Charlotte Waterhouse, Kathleen Brugnoli

I. ITEM SUMMARY

Anthony White, on behalf of CGB Investment Properties, LCC, filed a rezoning application to change from Community Business (B-2) to Rural Residential (RR-1) on March 30, 2026, for a ± 0.20 -acre parcel with a Parcel Identification Number of 03873-000-00, addressed 731 W Hwy 318 Citra, FL 32113. The application proposes rezoning the parcel for use of a mobile home. The legal descriptions and deeds are contained within the application (Attachment A). The subject property is located along W Hwy 318 and is not located within a subdivision. The parcel is located within the Environmentally Sensitive Overlay Zones (ESOZ), Farmland Preservation Area (FPA), and Secondary Springs Protection Overlay Zone.

Figure 1

General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the applicant's request because it is consistent with Land Development Code Section 2.7.3.E.2, which requires that granting a rezoning will not adversely affect the public interest, that the rezoning is consistent with the Marion County Comprehensive Plan, and that the rezoning is compatible with land uses in the surrounding area.

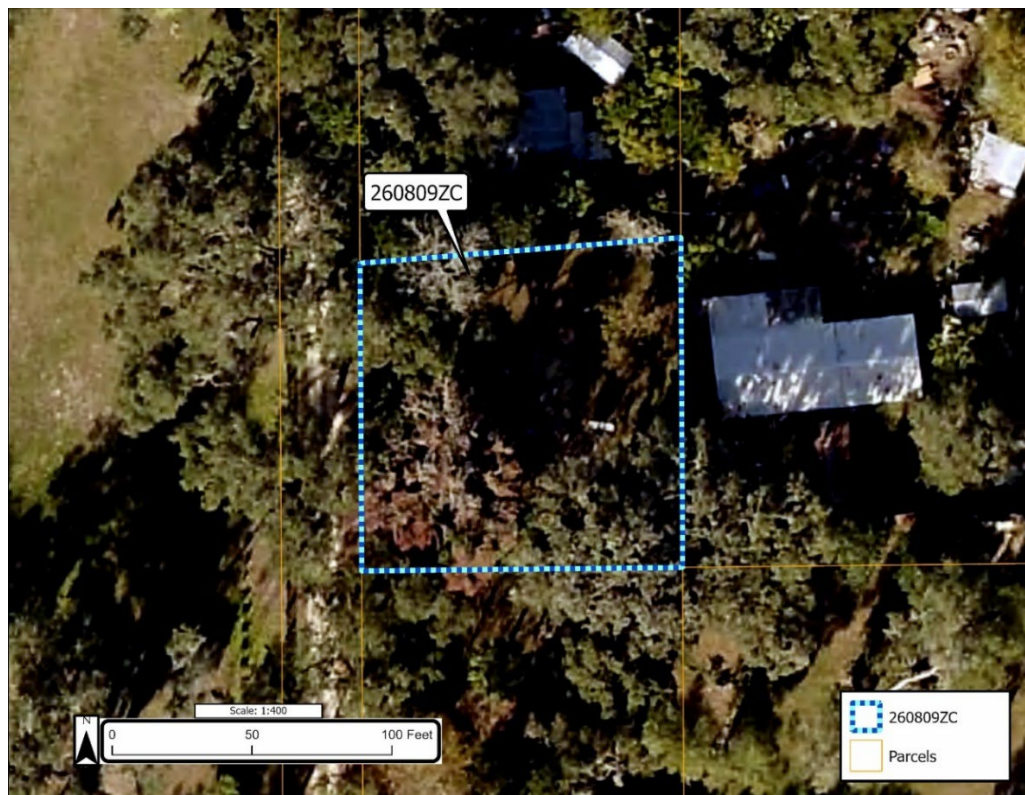
III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (4 owners) within 300 feet of the subject property on July 10, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on July 6, 2026, and consistent with LDC Section 2.7.3.E., due public notice was published online on Marion County's website, under legal notices, on July 13, 2026. 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 the initial distribution of this staff report, no letters of opposition or support have been received.

IV. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning 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.

Figure 2
Close up of parcel



A. *How is the request compatible with surrounding uses?*

Compatibility is defined 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 is a general location aerial displaying existing and surrounding site conditions.

Figure 3 shows the subject property and most surrounding properties to be designated as Rural Land (RL) except for the Commercial (COM) shown to the east that is Old Florida RV Resort. Rural land use allows for one dwelling unit per ten acres. The current B-2 zoning is not compatible with the Rural Land future land use designation.

Figure 3
FLUMS Designation



Figure 4 displays the current zoning for the subject properties and the existing zonings of the surrounding properties. The parcels north, west, and east are zoned Community Business (B-2) and the parcel to the south is zoned General Agriculture (A-1).

Figure 4
Current Zoning Classification

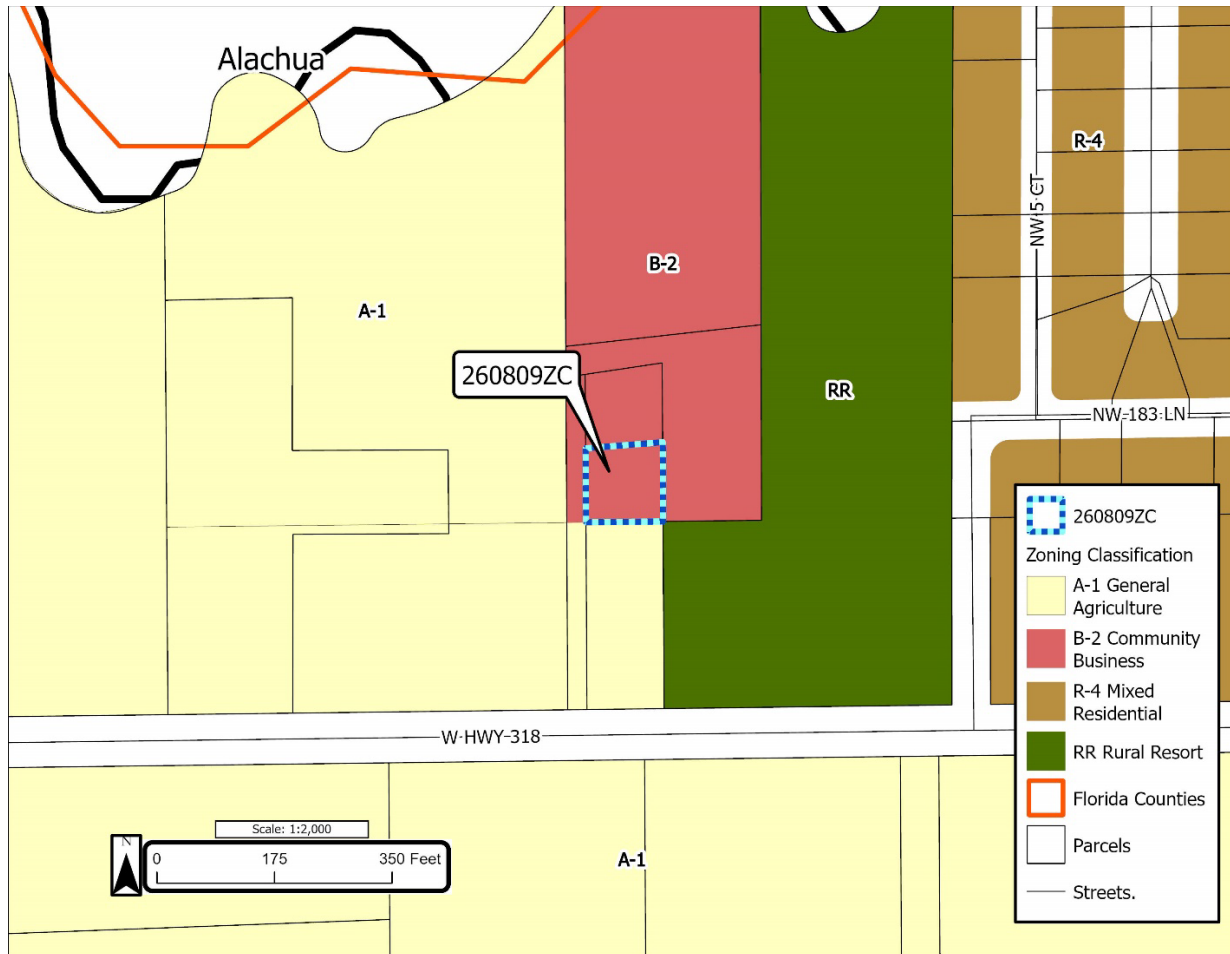


Figure 5 reflects the proposed rezoning request to change the site's zoning classification from B-2 (Community Business) to RR-1 (Rural Residential) in relation to the surrounding zoning districts, making the zoning more cohesive in this area.

Figure 5
Proposed Zoning Classification

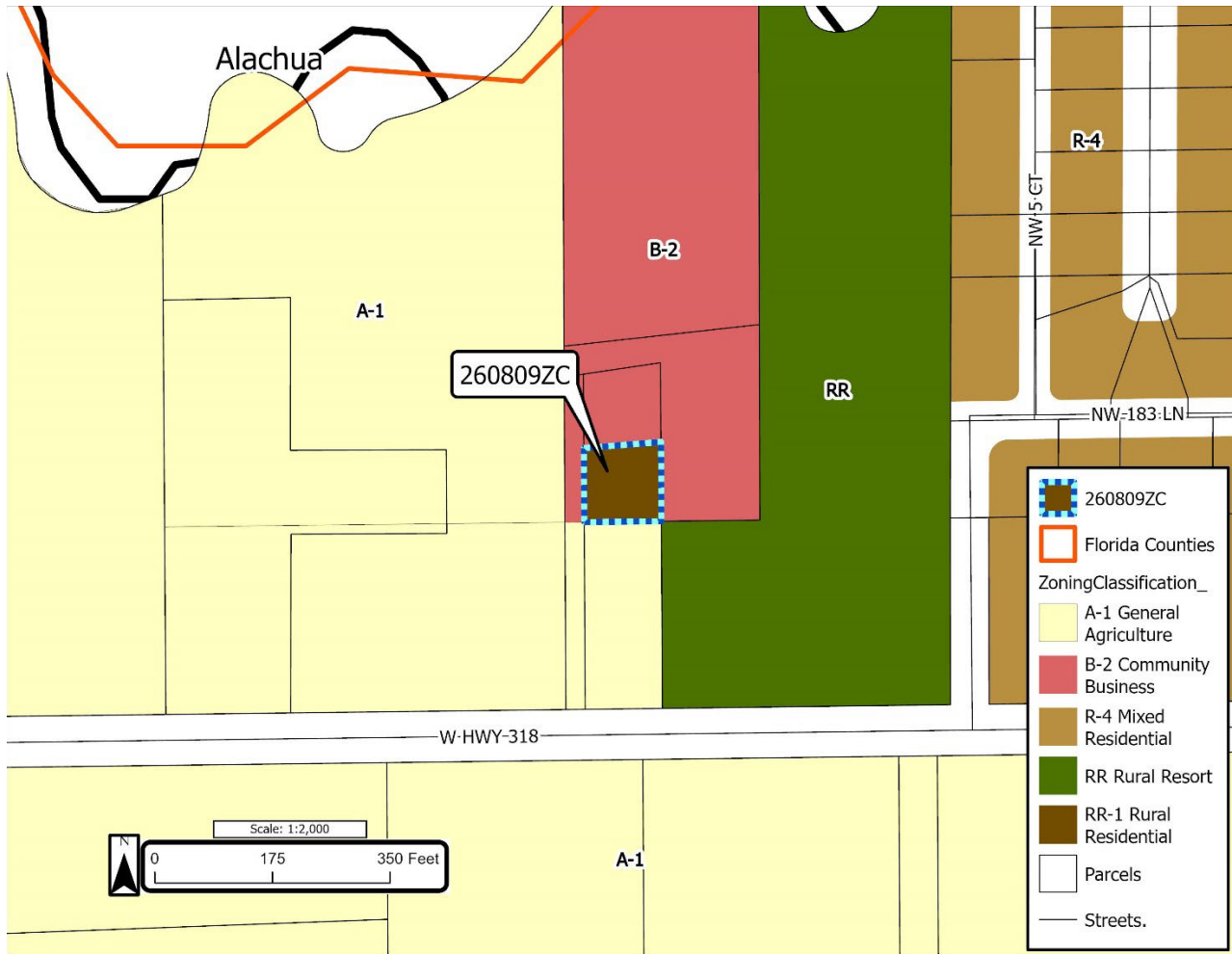


Figure 6 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC). The subject parcel is classified as vacant residential. The parcel to the north is classified as improved residential (single family), the parcel to the south is classified as vacant residential, and the parcels to the east and west are classified as improved mobile home (mobile home). The parcel is to be rezoned to RR-1 for use of a mobile home. The rezoning would allow for use consistent with surrounding properties.

Figure 6
Existing Use per Property Appraiser Property Code

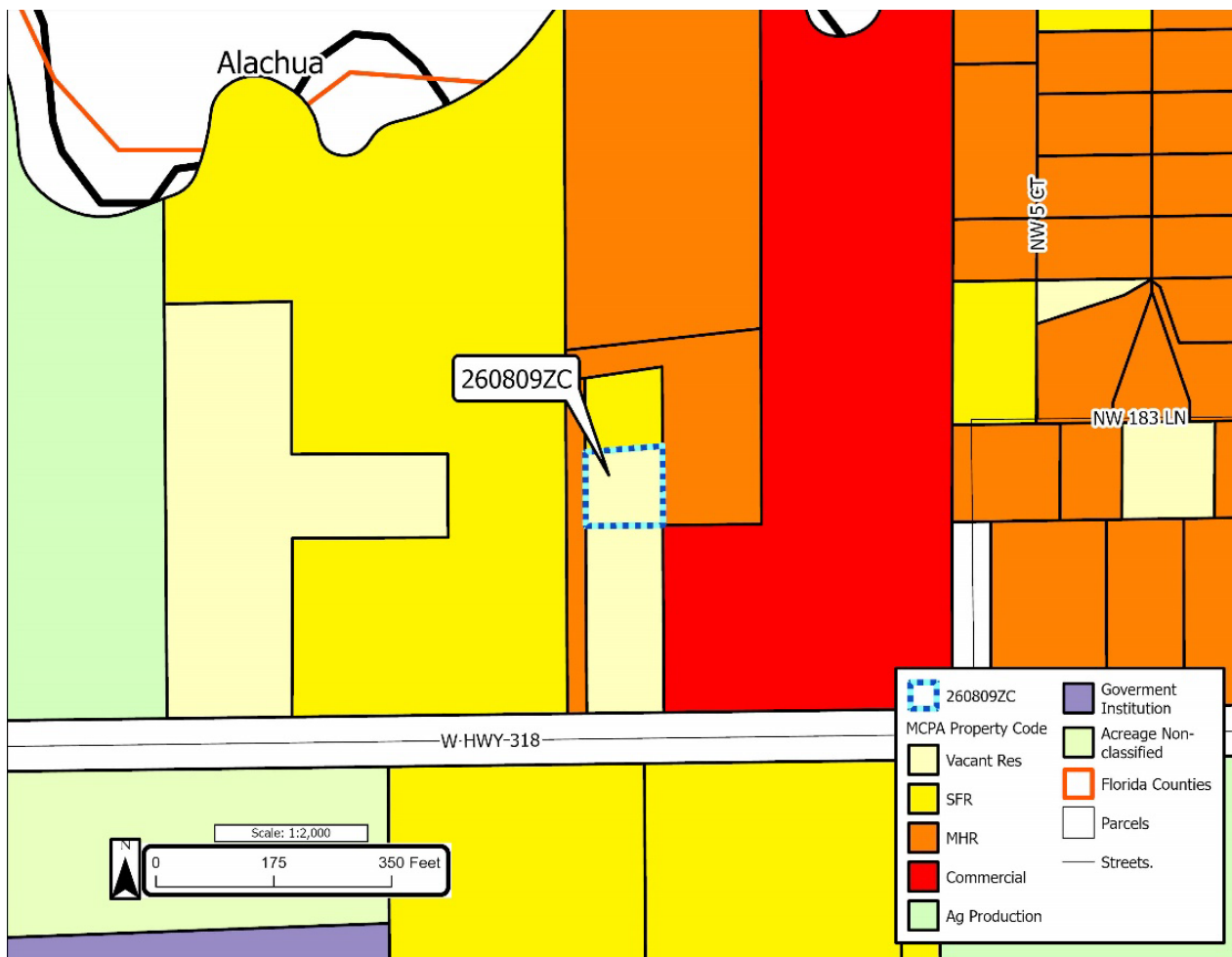


Table A summarizes the existing site and adjacent property characteristics as reflected in prior Figures 3, 4, 5, and 6.

TABLE A. Adjacent Property Characteristics			
Direction	FLUM Designation	Zoning Classification	Existing Use per MCPA Property Code
Site(s)	Rural Land	B-2	Vacant residential
North	Rural Land	B-2	Improved residential (single family)
South	Rural Land	A-1	Vacant Residential
East	Rural Land	B-2	Improved Mobile Home (Mobile Home)
West	Rural Land	B-2	Improved Mobile Home (Mobile Home)

Based on the above findings, the proposed rezoning application **is compatible with the existing and future surrounding land uses.**

B. How does the request affect the public interest?

1. Transportation impacts. These include roadways, public transit, and other mobility features.
 - a. Roadways. The subject property is located along W Hwy 318, a Marion County collector road. The proposed zoning change will not result in an adverse impact from the change to the subject property.
 - b. Public transit. The property is not along any existing transit routes. No transit routes are currently projected to extend to the vicinity of the project.
 - c. Other mobility features. Sidewalks and multi-modal paths do not currently exist along the portion of W Hwy 318 to the south of the site.

Based on the above findings, the rezoning roadway **impacts would not adversely affect the public interest.**

2. 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. Based on the residential calculation, the proposed rezoning could result in a potential demand of 750 gallons per day. Per Marion County Utilities, the parcel is within the Marion County Utilities service area but is currently outside connection distance to public water and sewer. The closest water and sewer infrastructure is more than six (6) miles away. The rezoning will have no effect on Marion County Utilities; it is concluded that **potable water impacts would not adversely affect the public interest.**

3. 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. Based on the proposed rezoning, the potential service demand could be 550 gallons per day. The property is located within Marion County Utilities service area, but outside of connection distance. The rezoning will have no effect on Marion County Utilities; it is concluded that **sanitary sewer impacts would not adversely affect the public interest.**
4. 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. A commercial/industrial level of service standard is not currently in place for Marion County as such operations are required to provide for individual commercial collection wherein disposal within Marion County is alternatively addressed. The proposed zoning change would generate 14.88 pounds of solid waste per day; it is concluded that **solid waste impacts 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. Marion County features a variety of federal, state, and local recreation lands satisfying the general level of service standard; therefore, it is concluded that **recreation impacts 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 site does not include any flood plain or flood prone areas. Development of the site will be required to comply with a 100-year frequency 24-hour duration design storm as the site development proceeds through Marion County's site development review processes. Based on the above, it is concluded **stormwater management effects would not adversely affect the public interest.**
7. Fire rescue/emergency services. The site is within MCFR Citra Station 2 district, located approximately ±2.18 miles to the southwest of the subject property at 731 W Hwy 318. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services, but staff has established a 5-mile radius from the subject property as evidence of the

availability of such services. Based on the above, it is concluded that the rezoning's **fire rescue/emergency impacts would not adversely affect the public interest.**

8. Law enforcement. The Sheriff's North Multi District Substation, located at 8311 N Hwy 441, Ocala, FL 34475, is ±9.8 miles south of the subject property. The Comprehensive Plan does not establish a level of service standard for law enforcement services, but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Based on the above, it is concluded the rezoning's **law enforcement impacts would not adversely affect the public interest.**
9. Public schools. The proposed rezoning is within the following listed schools with their 2026-2027 enrollment: Sparr Elementary (102%), North Marion Middle (74%), and North Marion High (73%). Therefore, the application's public-school impacts **would not adversely affect the public interest.**

In summation, staff concludes **the proposed rezoning would not adversely affect the public interest.**

C. *How is this request consistent with the Comprehensive Plan?*

1. 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 classifications, and supporting LDC that shall be consistent with each other.

Analysis: The proposed zoning change would be considered consistent with the Comprehensive plan. RR-1 zoning classifications can take place within Rural Land use. The current B-2 zoning is not compatible with the land use. The application is **consistent** with FLUE Policy 4.1.1.

2. FLUE Policy 2.1.16: Rural Land (RL) land use designation intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses.

Analysis: The request being made is **consistent** with FLUE Policy 2.1.16 because RR-1 zoning is intended to be used within the Rural Land future land use designation, whereas the current B-2 zoning is not compatible with the current land use.

3. FLUE Objective 3.3: The Farmland Preservation area is intended to encourage preservation of agriculture as a viable use of lands and an asset of Marion County's economy and to protect the rural character of the area. Land use designation intended to be used primarily for agricultural uses,

associated housing related to farms and agricultural-related commercial and industrial uses.

Analysis: The request would preserve the agricultural nature of the area, by converting a commercial zoning to Rural-Residential (RR-1), which allows for certain agricultural uses. The request would also preserve the rural character of the area, by converting a commercial zoning to a rural one.

In summation, staff concludes the rezoning is consistent with the Comprehensive Plan, is compatible with the surrounding area, and will not adversely affect the public interest as listed in Land Development Code (LDC) Section 2.7.3.E.(2).

V. STAFF RECOMMENDATION

Staff makes a recommendation to **APPROVE** the proposed rezoning because the application:

- A. Will not adversely affect the public interest because the proposed change does not increase the intensity or density of the subject parcel.
- B. Is consistent with the Comprehensive Plan provisions because it is in conformance with FLUE Policies 4.1.1 and 2.1.16 and Objective 3.3.
- C. Is compatible with the surrounding uses because the proposed rezoning would better match with surrounding parcels.

VI. PLANNING & ZONING COMMISSION RECOMMENDATION

TBD

VII. BOARD OF COUNTY COMMISSIONERS ACTION

TBD

VIII. LIST OF ATTACHMENTS

- A. Application
- B. Site Photos
- C. DRC Comments
- D. Surrounding Property Owner Notification