



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

Public Hearing Dates	P&Z: 2/24/2025	BCC: 3/18/2025
Case Number	25-S05	
CDP-AR	32324	
Type of Case: Small-Scale Comprehensive Plan Amendment	<i>Future Land Use Designation Change:</i> FROM: Public (P) TO: High Residential (HR; 4 to 8 DU/AC)	
Owner	Jax Road, LLC.	
Applicant	Tillman & Associates Engineering, LLC.	
Street Addresses	No address assigned; North side of the 1600-1700 block of NE 49 th Street, adjoining the Fore Acres, 1 st Addition, Subdivision	
Parcel Numbers	14976-004-00	
Property Size	±29.51 acres	
Future Land Use	Public (P)	
Zoning Classification	General Agriculture (A-1) [<i>Concurrent Rezoning Application requesting Planned Unit Development (PUD)</i>]	
Overlay Zones / Special Areas	In Urban Growth Boundary (UGB), In Primary Springs Protection Overlay Zone (P-SPOZ), In Marion County Utilities NE Regional Service Area; NOT in the Farmland Preservation Area	
Staff Recommendation	APPROVAL	
P&ZC Recommendation	TBD	
Related Cases	250305ZP: Concurrent Rezoning from General Agriculture (A-1) to Planned Unit Development (PUD) – dependent on the outcome of this amendment application. 070516Z: Rezoning from General Agriculture (A-1) to Government Use (G-U) – Denied. 070517SU: Special Use Permit for a wastewater treatment plant in a Government Use (G-U) Zone – Denied.	
Code Cases	N/A	

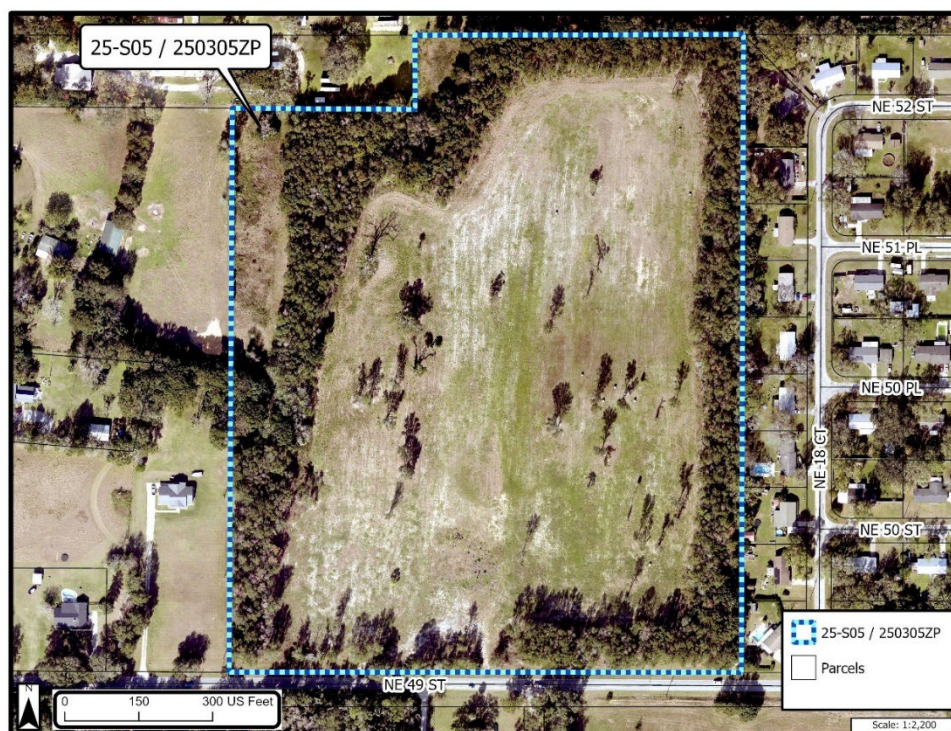
I. ITEM SUMMARY

Tillman and Associates Engineering, LLC., filed a small-scale comprehensive plan amendment application on behalf of Jax Road, LLC., to change a ± 29.51 acre site from Public (P) to High Residential (HR). The Parcel Identification Number for the property is 14976-004-00; no address is currently assigned to the property that is located on the north side of the 1600-1700 block of NE 49th Street, adjoining the Fore Acres, 1st Addition, Subdivision, and the legal description is provided within the application (see Attachment A). The site is located in the Urban Growth Boundary, in the Silver Springs Primary Springs Protection Overlay Zone (P-SPOZ), and in Marion County's NE Utility Service Area, but not in the Farmland Preservation Area (FPA). Marion County purchased the site in 2006, and the property was sold as surplus property in April/May 2022; the owner is now requesting a land use change to pursue a desired plan of development and resolve the site's no longer appropriate Public land use designation. A concurrent rezoning application to change the site's zoning from General Agriculture (A-1) to Planned Unit Development (PUD) has also been submitted (250305ZP); *that concurrent zoning application is dependent upon the granting of this amendment application.*

II. STAFF SUMMARY RECOMMENDATION

Staff is recommending the **APPROVAL** of the Small-Scale Future Land Use Map Series (FLUMS) amendment because it is consistent with Land Development Code Section 2.3.3.B, which requires amendments comply, and be consistent, with the Marion County Comprehensive Plan as well as the provisions of Chapter 163, Florida Statutes, be compatible with the surrounding uses, and not adversely affect the public interest.

Figure 1
General Aerial Location Map



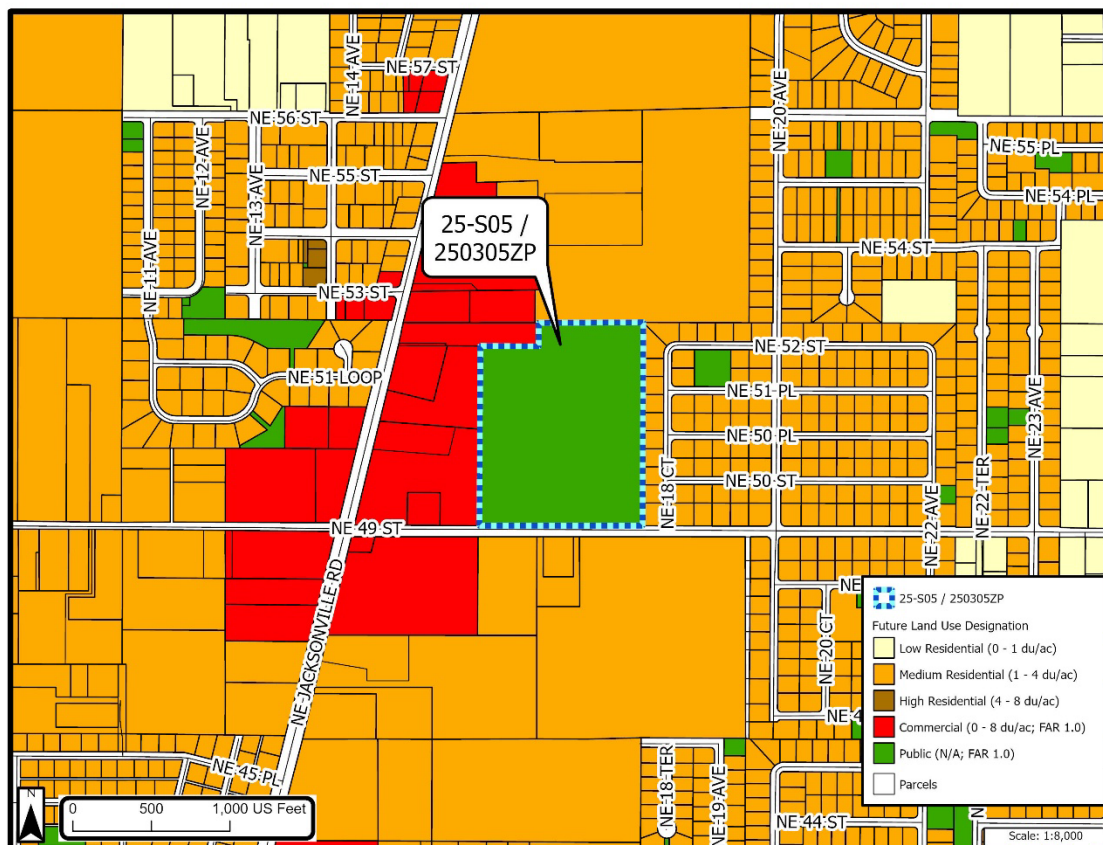
III. NOTICE OF PUBLIC HEARING

Notice of public hearing was mailed to (27) property owners within 300 feet of the subject property on February 7, 2025, pursuant to LDC Section 3.5.3.B(2). A public hearing notice sign was posted on the property February 7, 2025, pursuant to LDC Section 3.5.3.B(1)(a) (see Attachment C). A notice of public hearing for the Planning & Zoning Commission hearing was published in the Ocala Star-Banner on February 10, 2025, pursuant to LDC Section 3.5.3.A and 3.5.3.B(1)(b). Evidence of the public hearing notices are on file with the Growth Services Department and are incorporated herein by reference. As of the date of the initial distribution of this Staff Report, no written correspondence in support of or in opposition to the amendment has been received.

IV. BACKGROUND/PROPERTY HISTORY

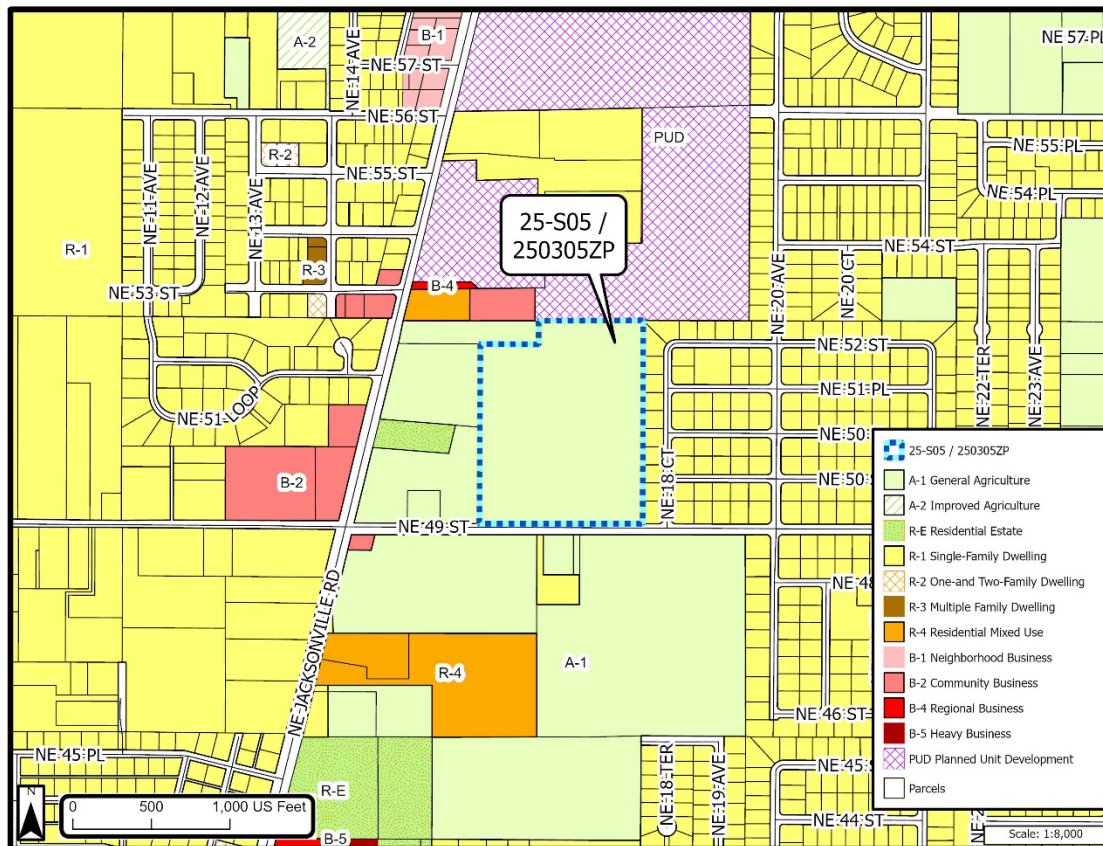
- A. *FLUMS history.* Figure 2 displays the current FLUMS designation of the subject property along with that of the surrounding properties. The subject property has a Public (P) land use, reflecting its government ownership at the time Marion County completed the 2014 Comprehensive Plan Update. The property owner is now seeking to amend the property's future land use designation to proceed with the potential development of the property.

Figure 2
Current Future Land Use Map Designation



- B. *ZDM history.* Figure 3 shows the subject property is currently zoned General Agriculture (A-1).

Figure 3
Zoning District Map



V. CHARACTER OF THE AREA

A. *Existing site characteristics.*

Figure 4, following, is an aerial photograph showing the subject property and surrounding area. The subject property is a vacant acreage tract recently used for agriculture on the north side of NE 49th Street, ±790-feet east of NE Jacksonville Road. The site shares its eastern boundary with the Fore Acres, 1st Addition, Subdivision. The site does not include any identified flood plain per the Federal Emergency Management Agency's Flood Insurance Rate Maps Series (FEMA FIRM); however, the Marion County Stormwater Division's Watershed Management Program (WMP) identifies two potential flood prone areas – 1) southwest corner, and 2) centrally in the east ½ of the site. NE 49th Street is a paved county-maintained roadway currently designated as a Major Local roadway.

Figure 4
Aerial Photograph with Subdivisions



- B. *Adjacent and surrounding land uses.* Figure 5 is a map based on the Marion County Property Appraisers Property Use Code data showing the existing, adjacent, and surrounding land uses. Properties to the west and northwest are currently designated Commercial, but feature larger acreage properties used residentially at this time. East of the site is the Fore Acres, 1st Addition, Subdivision. Northeast is vacant acreage that is zoned PUD for the Woodridge Place development. South of the site are residential acreage tracts with a larger undeveloped tract to the southeast.

Figure 5
Existing and Surrounding Land Uses

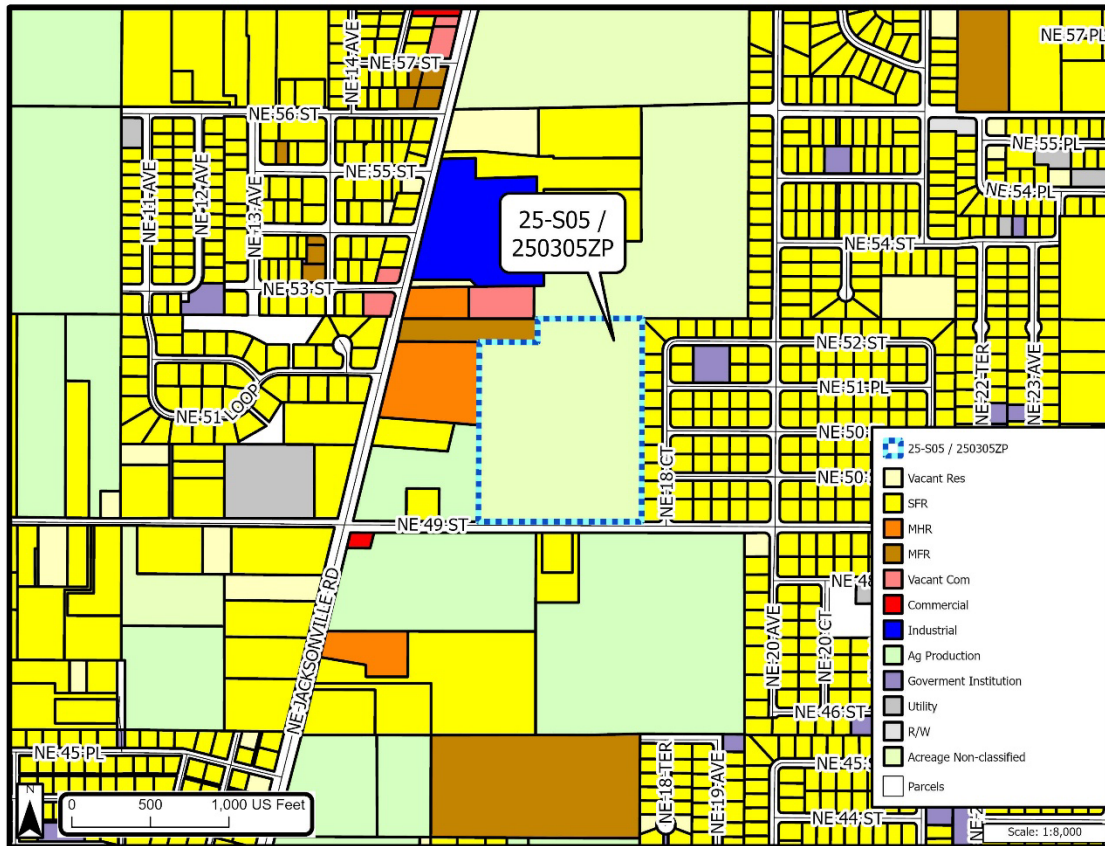
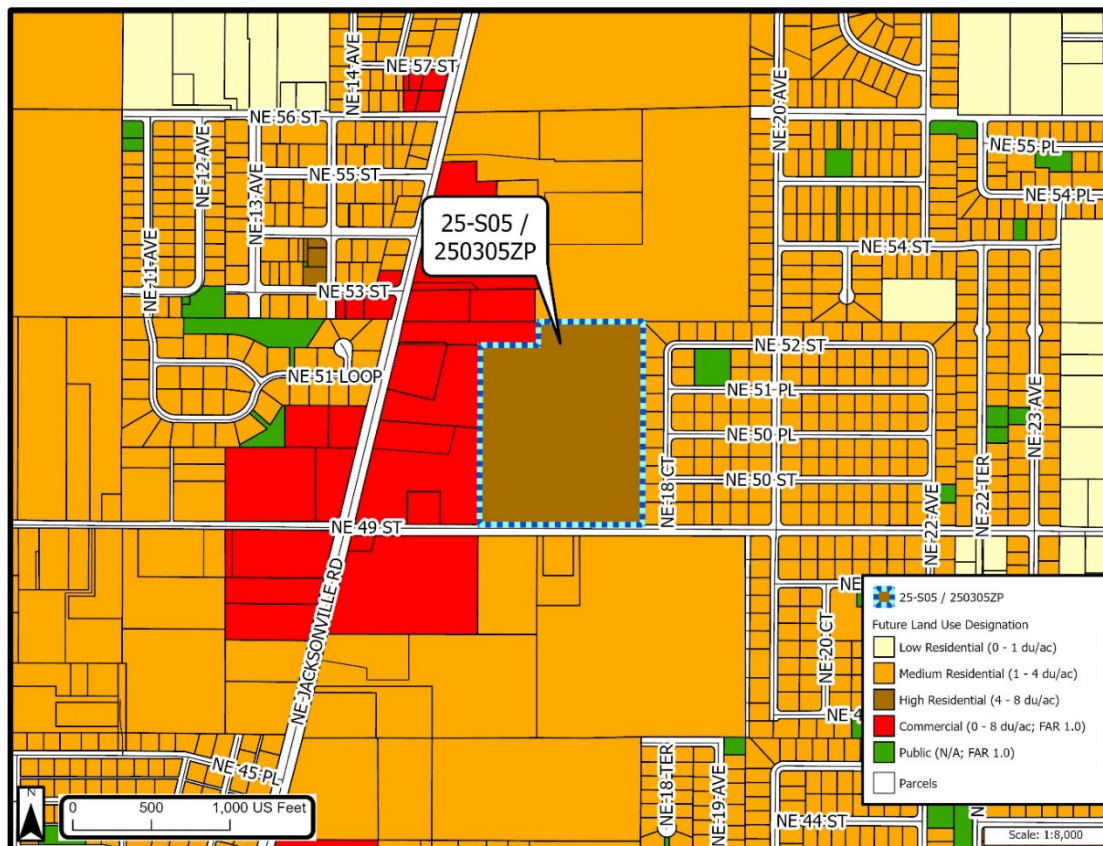


Table A, below, displays the FLUMS, Zoning Classification, and existing uses on the subject site and surrounding uses.

TABLE A. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	Existing Use Per MCPA Property Code
Subject Property	Public (P)	General Agriculture (A-1)	Vacant/Ag Production
North-west	Commercial (COM)	General Agriculture (A-1)	Single-family Residence
North-east	Medium Residential (MR)	Planned Unit Development (PUD)	Vacant/Ag (Woodridge Place PUD)
South	Medium Residential (MR)	General Agriculture (A-1) and Single Family Dwelling (R-1)	Single-family homes on acreage tracts
East	Medium Residential (MR)	Single Family Dwelling (R-1)	Fore Acres, 1 st Addition, Subdivision, single-family developed lots
West	Commercial (COM)	General Agriculture (A-1)	Single-family residences on acreage tracts

C. *Project request.* Following Figure 6 depicts the FLUMS amendment proposed by this application. The site is located in Marion County's identified Urban Growth Boundary (UGB), and as the site is no longer owned by Marion County or another governmental entity, changing the site's future land use designation from Public (P) is necessary. The application requests changing the site's future land use designation from Public (P) to High Residential (HR – 4 – 8 DU/AC). The site adjoins property that is designated Commercial to the west and southwest forming a nodal area around the NE Jacksonville Road & NE 49th Street intersection. Lands to the north, east, and south are designated Medium Residential (MR) which is Marion County's next lower residential density land use designation. The requested High Residential would provide for a transition between the identified Commercial node and the surrounding residential areas, while providing for increased density opportunities in the UGB and adjoining the future commercial node, and providing for the use of the site's development to use central utility services as the site is within the Primary Springs Protection Overlay Zone.

Figure 6
Proposed FLUMS Designation



continues to “infill” in lieu of potentially converting lands outside the UGB to Urban Area uses. Increased densities will support the provision of central services, supporting county efforts related to the Primary Springs Protection Overlay Zone (P-SPOZ) and the Florida Department of Environmental Protection Department’s Basin Management Action Plan (FDEP BMAP) regarding Silver Springs. Where development densities, intensities, and uses differ, the Comprehensive Plan and LDC establish buffering requirements based primarily on a proposed development and its adjoining existing uses wherein the intent is to mitigate potential impacts between uses. In summation, staff concludes that the application is **compatible** with the character of the area.

VI. ANALYSIS

LDC Section 2.3.3.B requires a Comprehensive Plan Amendment Application to be reviewed for compliance and consistency with the Marion County Comprehensive Plan and Chapter 163, Florida Statutes. Staff's analysis of compliance and consistency with these two decision criteria are addressed below.

A. *Consistency with the Marion County Comprehensive Plan*

1. Future Land Use Element (FLUE).

- a. Goal 1: Purpose of the Future Land Use Element – To protect the unique assets, character, and quality of life in the County through the implementation and maintenance of land use policies and a Land Development Code (LDC) that accomplish the following:
 - 1. Promote the conservation and preservation of natural and cultural resources;
 - 2. Support and protect agricultural uses;
 - 3. *Protect and enhance residential neighborhoods while allowing for mixed use development within the county;*
 - 4. Strengthen and diversify the economic base of the County;
 - 5. *Promote development patterns that encourage an efficient mix and distribution of uses to meet the needs of the residents throughout the county;*
 - 6. *Ensure adequate service and facilities to timely serve new and existing development;*
 - 7. Protect and enhance the public health, safety, and welfare; and
 - 8. Protect private property rights.

Analysis: The requested land use change for the site will establish a non-Public land use designation reflecting the site’s now privately held ownership, and act to establish an Urban Area land use designation consistent with the site’s location in the UGB. The requested High Residential (HR) designation will support a designated Commercial node while providing for transition to the future node, and supporting a mix of uses and residential densities within the UGB. The area includes a series of functionally classified roadways forming a general overall grid extending east-to-west and north-to-south, and currently, Marion County is acting to extend centralize utility services in the general

area to enhance existing system operations, and enable coordinated efforts supporting the Primary Springs Protection Overlay Zone for Silver Springs. The application is **consistent** with FLUE Goal 1.

- b. FLUE Policy 1.1.1: Marion County Planning Principles - The County shall rely upon the following principles to guide the overall planning framework and vision for the County:
1. Preserve, protect and manage the County's valuable natural resources.
 2. Recognize and protect the rural equestrian and agricultural character as an asset of the County's character and economy while providing clear, fair and consistent standards for the review and evaluation of any appropriate future development proposals.
 3. *Support the livability of the existing cities and towns in the County by planning for the logical extension of development in a manner that enhances the scale, intensity and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.*
 4. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities and that foster a local economic development environment that is conducive to the creation and growth of new businesses, the expansion of existing businesses, and is welcoming to private entrepreneur activities.

Analysis: The requested land use change for the site will establish a High Residential density designation that will function as a transition between Commercial and Medium Residential areas, in support of a future Commercial node that may then support the local neighborhoods and communities by providing a diverse opportunity to residential types, densities, and commercial services. The application is **consistent** with FLUE Policy 1.1.1.

- c. FLUE Policy 1.1.5: High Density/Intensity Uses – The County shall require high 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 requested land use change for the site will establish a High Residential density designation that will function as a transition between Commercial and Medium Residential areas, in support of a future Commercial node that may then support the local neighborhoods and communities by providing for a variety of opportunities for residential types, densities, and commercial services. The application is **consistent** with FLUE Policy 1.1.5.

- d. FLUE Policy 1.1.6: Buffering of Uses – The County shall require new development or substantial redevelopment to provide buffering to

address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC.

Analysis: The requested land use change for the site will establish a High Residential density designation and resolve the Public designation that does not reflect its now private ownership. Future development of the site will be required to comply with LDC development design requirements for buffers to existing and/or future uses at the time development of the site is proposed; currently the county requires various land uses buffers and setbacks, and the county is preparing to further enhance those standards that will then be applicable to this site. The application is **consistent** with FLUE Policy 1.1.6.

- e. FLUE Policy 1.1.7: Discourage Strip Commercial and Isolated Development - The County shall discourage scattered and highway strip commercial development by requiring the development of such uses at existing commercial intersections, other commercial nodes, and mixed use centers with links to the surrounding area.

Analysis: The requested land use change for the site will establish a High Residential density designation that will function as a transition between Commercial and Medium Residential areas, in support of a future Commercial node that may then support the local neighborhoods and communities by providing for a variety of opportunities for residential types, densities, and commercial services. The application is **consistent** with FLUE Policy 1.1.7.

- f. FLUE Policy 2.1.19: High Residential (HR) - This land use designation is intended to recognize areas suited for a mixture of single-family and multi-family residential units in existing and new development that is located within the UGB or Urban Area. The density range shall be four (4) dwelling units to eight (8) 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 requested land use change for the site will establish a High Residential density designation that will function as a transition between Commercial and Medium Residential areas, in support of a future Commercial node that may then support the local neighborhoods and communities by providing for a variety of opportunities for residential types, densities, and commercial services. The application is **consistent** with FLUE Policy 2.1.19.

- g. FLUE Policy 5.1.2 on Review Criteria – Changes to the 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 decide 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: A market demand and necessity for change analysis was not provided for the request; however, the site currently features a Public (P) future land use designation wherein the site is no longer government owned and the establishment of a suitable land use designation for the site is warranted. The requested High Residential (HR) will increase the potential development density of the site that will enable the site to serve as a transition between the established designated Commercial (COM) node and Medium Residential (MR) designated neighborhoods to the east. The site is within the Urban Growth Boundary (UGB) and an existing roadway network grid is in place in the area, while the extension of central water and sanitary sewer systems in proximity to the site are currently underway, which will be supportive of site development giving the site's location in the Primary Springs Protection Overlay Zone. The application is **consistent** with FLUE Policy 5.1.2.

- h. FLUE Policy 5.1.3: Planning & Zoning Commission (P&Z) - 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: This application is scheduled to appear in front of the Planning & Zoning Commission on February 24, 2025. This application is **consistent** with FLUE Policy 5.1.3.

- i. FLUE Policy 5.1.4: Notice of Hearing - 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.

- j. FLUE Policy 6.1.3: Central Water and Wastewater Service – The County shall require development within the UGB, Urban Areas, and other developments consistent with this Plan and as required in the LDC to use central water and wastewater. Central water and wastewater treatment facilities shall be constructed in accordance with the Wastewater and Potable Water Elements of this Plan as further defined in the LDC.

Analysis: The site is located within the UGB and within the Primary Springs Protection Overlay Zone (P-SPOZ); the County is acting to extend centralized utility services in the general area to enhance existing system operations, and enable coordinated efforts supporting the P-SPOZ for Silver Springs. The application is **consistent** with FLUE Policy 6.1.3.

2. Transportation Element (TE)

- a. TE Policy 2.1.4: Determination of Impact - All proposed development shall be evaluated to determine impacts to adopted LOS standards.

Analysis: Neither a traffic methodology or traffic study was provided for the potential maximum buildout of the amendment's proposed High Residential (HR) land use designation. However, a traffic methodology, and subsequent traffic study, were provided in support of this application's concurrent Rezoning Application 250305ZP which proposes a Planned Unit Development to consist of 170 single-family residential detached dwelling units, and both the methodology and subsequent study were **approved** by staff. The study notes the proposed development would generate up to 1,644 daily trips, with 121 trips occurring with the AM Peak Hour and 164 trips occurring with the PM Peak Hour. Access to the development is expected to occur via two access points from NE 49th Street; however, it notes that two access points are not approved and proposes that the second access may instead be required to function as an emergency access point. Based on the more limited development proposed, the study concludes that the analyzed roadway segments and intersections will have available capacity and will continue to function at acceptable levels of service; although specific site access improvements may be required and the Traffic Engineering Division has recommended development conditions related to the concurrent Rezoning Application should this Amendment Application be approved (see Attachments B and D). Based on the above findings, the application is **consistent** with TE Policy 2.1.4.

- b. TE Objective 3.1: Financial Feasibility of Development - To encourage development within the Urban Growth Boundary where infrastructure can be provided in a financially feasible manner.

Analysis: The subject property includes frontage on NE 49th Street, a county maintained paved major local roadway. While the development potential of the site would increase, the completed traffic study indicates adequate capacities are available for the anticipated plan of development. The application is **consistent** with TE Objective 3.1.

3. Sanitary Sewer Element (SSE)

- a. SSE Policy 1.1.1: "The 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 is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply to individual OSTDS."

Analysis: The site is located within the UGB in Marion County's NE Utility Service Area. Residential development of the site at the maximum possible density under the requested High Residential (HR) designation could accommodate up to 236 dwelling units, wherein the resulting sanitary sewer water demand would be 62,235 gallons per day. Under the concurrent rezoning development plan, demand is expected to be 44,880 gallons per day, a reduction of 17,445 gallons per day. The county is currently acting to extend centralized utility services in the general area to enhance existing system operations, and enable coordinated efforts supporting the Primary Springs Protection Overlay Zone for Silver Springs, wherein connection to the newly established system lines would be required with the development of the site. The application is **consistent** with SSE Policy 1.1.1.

4. Potable Water Element (PWE)

- a. PWE Policy 1.1.1 provides in part, "[t]he LOS standard of 150 gallons per person per day (average daily consumption) is adopted as the basis for future facility design, determination of available facility capacity, and determination of demand created by new development with regard to domestic flow requirements, and the non-residential LOS standard shall be 2,750 gallons per acre per day."

Analysis: The site is located within the UGB in Marion County's NE Utility Service Area. Residential development of the site at the maximum possible density under the requested High Residential (HR) designation could accommodate up to 236 dwelling units, wherein the resulting potable water demand would be 84,989 gallons per day. Under the concurrent rezoning development plan, demand is expected to be 61,200 gallons per day, a reduction of 23,789

gallons per day. The county is currently acting to extend centralized utility services in the general area to enhance existing system operations, and enable coordinated efforts supporting the Primary Springs Protection Overlay Zone (P-SPOZ) for Silver Springs, wherein connection to the newly established system lines would be required with the development of the site. Based on these findings, the application is generally **consistent** with PWE Policy 1.1.1.

5. Solid Waste Element (SWE)

- a. SWE Policy 1.1.1 provides, "[t]he LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development."

Analysis: Residential development of the site at the maximum possible density under the request High Residential (HR) designation could accommodate up to 236 dwelling units that could generate up to 3,526 pounds per day of solid waste. Under the concurrent rezoning development plan, demand is expected to be 2,540 pounds per day of solid waste. The County has identified and arranged for short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. Based on the above findings, the application is **consistent** with SWE Policy 1.1.1.

6. Stormwater Element (SE).

- a. SE Policy 1.1.4 provides, "[t]he 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: At the time of development order approval, the owner will need to demonstrate that post-development stormwater runoff can be accommodated by the stormwater facilities proposed during development review. Based on the above, the application is **consistent** with SE Policy 1.1.4.

- b. SE Policy 1.1.5 provides, "Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development."

Analysis: The owner is advised they will be responsible for funding the stormwater facilities with sufficient capacity to accommodate the post-development runoff. Based on the above findings, the application is **consistent** with SE Policy 1.1.5.

7. Public School.

- a. The following figures are provided by Marion County Public Schools (MCPS) for the current school year: Ocala Springs Elementary (123%), Howard Middle School (71%), and Vanguard High School (91%). Residential development of the site at 16 DU/AC as a multiple-family development could generate up to 236 dwelling units generating an estimated 32-elementary, 13-middle, and 16-high school students for a total of 61 students. Wherein the concurrent rezoning development plan of 170 single-family detached residences would generate 19-elementary, 8-middle, and 12-high school students for a total of 39 students. While there are areas of overcrowding, overall, there is capacity within Marion County Schools. Based on the above findings, the proposed development would not adversely affect public interest. Therefore, it is concluded that the application is **consistent** with this section.

8. Fire Rescue/Emergency

- a. The site is located in the Anthony Fire Station #1 District, located at 3199 NE 70th Street, Ocala, with the station located ± 2.9 miles northwest of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Marion County has established a 5-mile drive distance from the subject property as evidence of the availability of such services; additionally, the Fire Services Department has provided an analysis of existing conditions (see Attachment E) related to the site's primary servicing fire station and the three closest stations that are presented in tables B, C, D, and E following:

TABLE B: FIRE SUPPRESSION/NON-TRANSPORT RESPONSE ANALYSIS

Station	Travel Time (Minutes)	FY 22/23 Incident Reliability (% / Status)	Incidents/Unit*	Units
#1 – Anthony	5	0.58% / Low	2,585	1 Engine
#19 – Sparr	12	3.22% / Low	745	1 Engine
#28 – Rolling Greens	15	8.9% / Low	2,943	1 Engine
#20 – Golden Ocala	19	7.03% / Low	2,319	1 Engine

*The threshold to consider adding additional Suppression/Non-transport units is 2,000 incidents; there are no additional budgeted units for this area to date.

Source: Marion County Fire Services

TABLE C: TRANSPORT/AMBULANCE RESPONSE ANALYSIS

Station	Travel Time (Minutes)	FY 22/23 Incident Reliability (% / Status)	Incidents/Unit*	Units
#1 – Anthony	5	23.65% / Moderate	2,926	1 Rescue
#19 – Sparr	12	24.55% / Moderate	2,437	1 Rescue
#28 – Rolling Greens	15	3.93% / Low	3,383	2 Rescues
#20 – Golden Ocala	19	30.43% / High	3,963	1 Rescue

*The threshold to consider adding additional Transport/Ambulance units is 2,500 incidents; there are no additional budgeted units for this area to date.

Source: Marion County Fire Services

TABLE D: PENDING AREA DEVELOPMENTS				
Project	Status	Development Potential	Fire District	Available Units (S/NT – T/A)*
Woodridge Place PUD	Dev. Review	261 SFR (321)	#1 – Anthony	1 - 1
Landfair North PUD	Dev. Review	184 MFR	#1 – Anthony	1 – 1
Millwood Place PUD	Permitting	320 SFR	#1 – Anthony	1 – 1
NE 36 th Avenue PUD	Dev. Review	120 MFR (152) with 2.43 AC COM	#1 – Anthony	1 – 1
Emmerson Pointe	Permitting/RZN	251 SFR/261 SFR	#1 – Anthony	1 – 1
Sabal Crossings PUD	Rezoned	293 SFR	#1 – Anthony	1 – 1
Harrison PUD	Rezoned	92 SFR	#1 – Anthony	1 – 1
TOTAL PENDING DEVELOPMENTS		1,196 SFR; 341 MFR; 2.43 AC Non-residential		
*S/NT = Suppression/Non-transport Unit, T/A = Transport/Ambulance Unit.				

TABLE E: FIRE SERVICES SUMMARY AND ASSESSMENT*				
Station	S/NT SERVICE LEVEL STATUS	ADDITIONAL S/NT UNITS NEEDED	T/A SERVICE LEVEL STATUS	ADDITIONAL T/A UNITS NEEDED
#1 – Anthony	Exceeded	1	Exceeded	1
#19 – Sparr	Compliant	0	Compliant	0
#28 – Rolling Greens	Exceeded	0	Exceeded	0
#20 – Golden Ocala	Exceeded	0	Exceeded	0
*S/NT = Suppression/Non-transport Unit, T/A = Transport/Ambulance Unit.				

Analysis: Marion County Fire Services has identified an impending service need of one suppression/non-transport unit and one transport/ambulance unit in regards to the area. However, as a formal level of service is not established by the Comprehensive Plan, staff finds the application is **consistent** with this section.

9. Law Enforcement/Sheriff.
 - a. The Sheriff's North District Office, located at 8311 N. Hwy 441, Ocala, ±5.2 miles northwest of the subject property. The Comprehensive Plan does not establish a level of service standard for law enforcement/sheriff services. Based on the above findings, the application is **consistent** with this section.

In summation, staff concludes that the application is **consistent** with the Comprehensive Plan, as the site is located within the Urban Growth Boundary (UGB) and will establish a future land use designation that allows the site to act as a transition between a designated Commercial node area and surrounding existing residential areas while increasing the mixed use nature of the nodal area. Further, adequate public facilities are in place, or are currently under way to provide urban level services to the site while supporting county efforts related to the Primary Springs Protection Overlay Zone (P-SPOZ).

B. Consistency with Chapter 163, Florida Statutes (F.S.).

1. Section 163.3177(6)(a)8, F.S. "Future land use map amendments shall be based upon the following analyses:
 - a. An analysis of the availability of facilities and services.

- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section."

Analysis: Section A of this staff report included a detailed analysis of the availability of facilities and services. Services are present in the area, and final connection determinations would be made at the time of development review. The site will function as a transitional area between uses where urban services are available or underway. Based on this information, the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8a.

The analysis of the suitability of the plan amendment for its proposed use was addressed in the "Character of the area" section of this staff reports and it was found that the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8b.

The analysis of the minimum amount of land needed to achieve the goals and requirements of this section was functionally addressed in the analysis of FLUE Policies. Therefore, the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8c.

- 2. Section 163.3177(6)(a)9 provides, "[t]he future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
 - a. Subsection 'a' provides, "[t]he primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
 - (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
 - (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and

silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

- (VI) Fails to maximize use of existing public facilities and services.
- (VII) Fails to maximize use of future public facilities and services.
- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
- (IX) Fails to provide a clear separation between rural and urban uses.
- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
- (XI) Fails to encourage a functional mix of uses.
- (XII) Results in poor accessibility among linked or related land uses.
- (XIII) Results in the loss of significant amounts of functional open space.

Analysis: Staff notes the site is within the County UGB and will provide for a mix of uses and transition between uses that may support a future Commercial node; further the site has adequate access to an existing transportation network with sufficient capacities, and utility systems currently being expanded to further system efficiencies and services to the P-SPOZ. Staff finds the application is **consistent** with F.S. Section 163.3177(6)(a)9a.

- b. Subsection 'b' provides, "[t]he future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
 - (I) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*
 - (II) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
 - (III) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*
 - (IV) Promotes conservation of water and energy.
 - (V) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*
 - (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
 - (VII) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.”

Analysis: Staff notes the site is within the County UGB and will provide for a mix of uses and transition between uses that may support a future Commercial node; further the site as adequate access to an existing transportation network with sufficient capacities, and utility systems currently being expanded to further system efficiencies and services to the P-SPOZ. Based on this finding, the proposed amendment is **consistent** with F.S. Section 163.3.177(6)(a)9b.

In summation, staff concludes that the application is **consistent** with F.S. Section 163.3177(6)(a), as the site is located within the Urban Growth Boundary (UGB) and will establish a future land use designation that allows the site to act as a transition between a designated Commercial node area and surrounding existing residential areas while increasing the mixed use nature of the nodal area. Further, adequate public facilities are in place, or are currently under way to provide urban level services to the site while supporting county efforts related to the Primary Springs Protection Overlay Zone (P-SPOZ).

VII. 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, and make a recommendation with findings to the Board of County Commissioners to **DENY** the proposed small-scale FLUMS 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 act to **TABLE OR CONTINUE** 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.
- C. 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 with findings to the Board of County Commissioners to **APPROVE** the proposed small-scale FLUMS amendment.

VIII. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission (PZC) 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 the Board of County Commissioners for **APPROVAL** of the proposed small-scale FLUMS amendment number 25-S05 based on the following:

- A. The application **is consistent** with the following Comprehensive Plan provisions:
1. FLUE Goal 1, Policies 1.1.1, 1.1.5,.1.1.6, 1.17, 2.1.19, 5.1.2,5.1.3, 5.1.4, and 6.1.3,
 2. TE Policy 2.1.4, and Objective 3.1
 3. SSE Policy 1.1.1,
 4. PWE Policy 1.1.1,
 5. SW Policy 1.1.1,
 6. SE Policies 1.1.4 and 1.1.5;
- B. The application **does comply with and conform** to Florida Statutes, Sections Section 163.3177(6)(a)8 and 163.3177(6)(a)9, subsections a and b, as provided in prior report sections VI.A and VI.B

IX. PLANNING & ZONING COMMISSION RECOMMENDATION

To be determined.

X. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

XI. LIST OF ATTACHMENTS

- A. Application.
- B. DRC Staff Review Comments.
- C. Site/Sign Photos.
- D. Concurrent Rezoning 250305ZP Approved Traffic Study AR# 32171
- E. Fire Services Summary Presentation