



# MARION COUNTY GROWTH SERVICES

Date: 7/28/2021

P&Z: 7/26/2021 BCC Transmittal: 8/17/2021  
BCC Adoption: Tentative 10/19/2021

Amendment No:  
**2021-L03**  
[CDP-AR# 26834]

Type of Application  
Large-Scale Comp Plan  
FLUM Amendment

Request: Future Land Use Designation Change  
From: Rural Land and Rural Activity Center  
To: Rural Activity Center and Rural Land

Concurrent Zoning  
Case: 20210801Z

Developer's  
Agreement(s): N/A.

Parcel #/Acreage:  
21317-000-01/±18.53 ac.  
of ±540.13 ac.

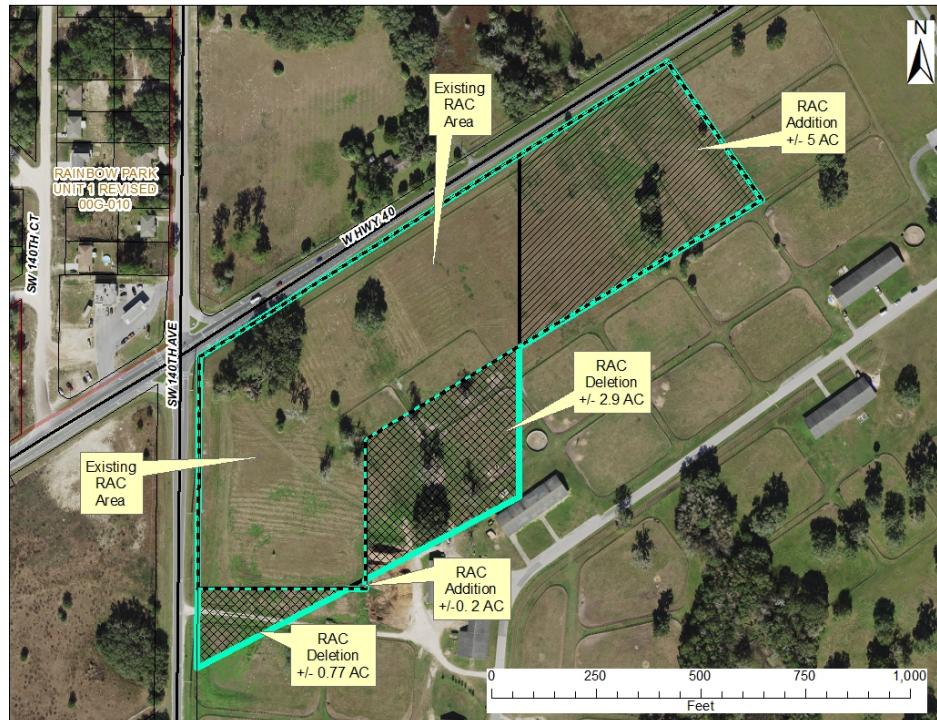
Owner: Martelli Farm, LLC., c/o Dominic Martelli

Applicant: Rogers Engineering, Inc., Rodney Rogers

Location:  
Part of Classic Mile Farm at 13750 W. Hwy 40; forms the southeast corner of the W. Hwy 40 and SW 140<sup>th</sup> Avenue intersection.

Staff Recommendation:  
APPROVAL

P&Z Recommendation  
APPROVAL  
(ON CONSENT)



## SUMMARY

Staff is recommending **Approval** to revise an existing Rural Activity Center to shift the location and provide for a net increase of ±1.5 acres to result in an overall 15.13 acre Rural Activity Center. This change to the Future Land Use Designation from Rural Land to Rural Activity Center (±5.2 ac) and Rural Activity Center to Rural Land (±3.7 ac); a net increase of ±1.5 acres designated as Rural Activity Center located at 13750 W Hwy 40.

## LOCATION

The site is part of the Classic Mile Farm and Training Center located at 13750 W. Hwy 40. The site represents the southeast corner of the W. Hwy 40 and SW 140<sup>th</sup> Avenue intersection.

## BACKGROUND/EXISTING CONDITIONS

The subject property is part of the overall Classic Mile Farm & Training Center along the south side of W. Hwy 40 that includes acreage on the southeast corner of the W. Hwy 40 and SW 140<sup>th</sup> Avenue intersection. In 1994, a portion of the overall property was designated Rural Activity Center (RAC) and subsequently rezoned to the corresponding RAC zoning district classification. This is a request to adjust that RAC designated area to shift its placement more along the W. Hwy 40 frontage and reduce the extent along SW 140<sup>th</sup> Avenue. An overall increase in the size of the RAC will result, but it will be partly offset by a reduction in the area along SW 140<sup>th</sup> Avenue. The requested change in the RAC boundary will continue to comply with the RAC designation standards

<p><b>Project Planner</b> Christopher D. Rison, AICP, Senior Planner</p> <p><b>Existing Use:</b> Horse Farm / Vacant field/pasture</p> <p><b>Code Enforcement Action:</b> None.</p> <p><b>Development Eligibility for the RAC's proposed ±1.5 acre gross increase:</b></p> <p><b>CURRENT:</b> Rural Land – non-conforming</p> <p><b>PROPOSED:</b> Commercial - ±1.5 ac. @ 0.35 FAR = 22,869 SF Residential - ±1.5 ac. @ 2 DU/AC = 3 DUs</p> <p><b>Policy 2.1.16: Rural Land (RL)</b> 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.</p> <p><b>Policy 2.1.21: Rural Activity Center (RAC) -</b> This land use designation allows for mixed use nodes of residential (single-family and multi-family) and commercial uses, including agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the county for daily needs and services. This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4 mile) or 1,320 linear</p>	<p>provided in Future Land Use Element Policy 2.1.21. A concurrent Rezoning Application (210801Z) to revise the site's zoning to correspond to this application has been submitted, and its consideration is subject to the outcome of this application.</p> <p>The future land use designations for areas to the south and east are Rural Land and encompass the remainder of the Classic Mile complex. The property to the west is part of the currently designated RAC. The property to the north is designated RAC at the intersection while Rural Land area beyond. Currently, an existing BP Gas &amp; Convenience Center and Dollar General are located within the RAC; while further west is an existing bed &amp; breakfast facility approved via a Special Use Permit in 1993.</p> <p>North of the site, across W. Hwy 40, the area includes a large farm residence with Rural Activity Center (west) and Rural (east) land use designations, with corresponding RAC (Rural Activity Center) and A-1 (General Agriculture) zoning. South and east of the site is the remainder of the overall Classic Mile/Martelli Farm with a Rural land use designation and A-1 zoning. West of the site is a vacant open field followed by a Dollar General and BP Convenience Store with a Rural Activity Center land use designation and RAC zoning. The requested RAC land use designation will allow for an adjustment in the location of an existing designated RAC with a limited expansion that complies with applicable FLUE Policy 2.1.21 regarding RAC designations.</p> <h2>PUBLIC FACILITIES AND SERVICES</h2> <p><b>Environmental:</b> The subject property is currently open pasture/field. A limited flood zone area is located along W. Hwy 40, across from a larger flood area on the north side of W. Hwy 40. The <i>Soil Survey of Marion County, Florida</i>, indicates Blitchton, Fellowship, and Micanopy soils are present that are often poorly drained with slow permeability, which corresponds to the flood zone area present and to the south on the overall farm property. These soils are also considered important farmlands and are part of the basis for the Farmland Preservation Area (FPA) as this site is in the western extent of the FPA. As the site has been part of the active historic horse farm complex, the presence of Listed Species may be limited. An Environmental Assessment for Listed Species, along with stormwater and floodplain analysis, is required for all development proposals to address how any such factors will be managed consistent with local, state, and federal requirements.</p> <p><b>School Facilities:</b> The proposed land use change could potentially affect school capacities if residentially developed using the land use designation's limited density allowance; however given the request's location and the presence of existing historic housing in Rainbow Park to the northwest, staff does not anticipate residential development of the subject property. Marion County Public Schools has been advised of the request and comments are pending at this time due to summer break limitations.</p> <p><b>Public Safety:</b> The County's Meadowood Farms Fire Station #12 is located ±3.6 miles northeast of the site at 120 NW 110<sup>th</sup> Avenue, while the Sheriff's Dunnellon District Office is located ±8 miles to the southwest at 19995 SW 86<sup>th</sup> Street. Limited public system hydrants are currently located within the area; however site development will be required to address public safety requirements. Public safety service response times will vary based on whether the response units are at the stations or on the road, and service may also be provided by other surrounding facilities. Final conformance with all public safety needs will be coordinated with any site development proposals as part of the development review processes for the site, consistent with Marion County's Land Development Regulations.</p> <p><b>Potable Water &amp; Sanitary Sewer:</b> The site is in Marion County's general SW Regional Utility Service Area; however the County currently has no services in the immediate area. Based on the gross ±1.5 acres at maximum development, demand for potable</p>
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feet from the center of the RAC for a maximum of 96 acres. The density range shall be up to two (2) dwelling units per one (1) gross acre and maximum Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is a Rural land use.

water may increase up to 4,125 gallons per day (GPD), while sanitary sewer demand may increase up to 3,000 GPD.

Development of the site will require compliance with LDC provisions regarding on-site potable water and wastewater treatment. Final improvement requirements will be based on particular uses proposed at the time of development.

**Stormwater/Drainage:** The site is affected by designated flood zone immediately along W. Hwy 40, and likely contributes to surrounding flood zone areas given the site's soil types and elevations. Development of the site will be required to address potential flood impacts with the completion of the improvements, potentially including reducing the form, intensity, and/or density of development proposed (e.g., units, building SF, impervious SF). All proposed development is required to hold stormwater on-site, up to and including a 100-year storm event, along with other site specific conditions in compliance with the County's Land Development Regulations in order to address concerns regarding on-site and off-site flooding.

**Recreation:** Recreation facilities will likely not be impacted by the proposed amendment; however, as noted under the School Facilities analysis, full residential development of the site will not significantly increase the number of potential dwelling units. Further, Marion County has ample Federal, State, and County owned lands available for recreational activity and exceeds the currently established LOS standard.

**Solid Waste:** LOS is 6.2 pounds per person per day (Solid Waste Element, Policy 1.1.2). This amendment does not adversely impact the County's LOS for solid waste as the County has identified and arranged for short-term and long-term disposal needs. The County continues to use the Baseline Landfill until 2020 when it is projected to close. A long-term contract reserving capacity with a private landfill in Sumter County is in place for use when determined necessary by the County. Further, the County continues to pursue recycling opportunities and other avenues to address solid waste needs based on existing and projected conditions.

**Transportation:** W. Hwy 40 is a paved 2-lane designated state rural arterial roadway while SW 140<sup>th</sup> Avenue is a paved 2-lane designated county rural collector roadway. Each roadway is currently located within a substandard right-of-way width for its roadway designation type. Marion County does not currently collect daily trip counts for SW 140<sup>th</sup> Avenue. For W. Hwy 40, the 2020 average annual traffic count is 13,210 trips.

Amendment 20-L03 was analyzed using the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10<sup>th</sup> Edition and/or the Marion County 2015 Transportation Impact Fee Schedule as based on the ITE Trip Generation Handbook, 9th Edition. The proposed ±1.5 acres has the potential to generate a maximum amount of approximately 956 daily trips and 438 PM peak hour trips based on a fully developed "general retail" use of 22,869 sq. ft. (0.35 Floor Area Ratio (FAR)).

The combination of the existing 13,210 trips and the Amendment's potential 956 trips will result in a potential trip count of 14,166 trips, complying with the level of service standard "C" accommodating 16,800 daily trips for W. Hwy 40.

Development proposals associated with this application will be subject to review and approval under the County's Land Development Code including concurrency, access, and appropriate traffic study review processes which may require additional specialized access improvements.

## **STAFF RECOMMENDATION**

Growth Services recommends **APPROVAL** of **CPA 21-L03** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

## **PLANNING & ZONING COMMISSION RECOMMENDATION – July 26, 2021:**

The Planning & Zoning Commission recommends **APPROVAL** of **21-L03** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

## **BOARD OF COUNTY COMMISSIONERS – TRANSMITTAL – August 17, 2021:**

The Board of County Commissioners acted to \_\_\_\_\_ **21-L03** for the proposed Future Land Use Map Amendment on the following basis:

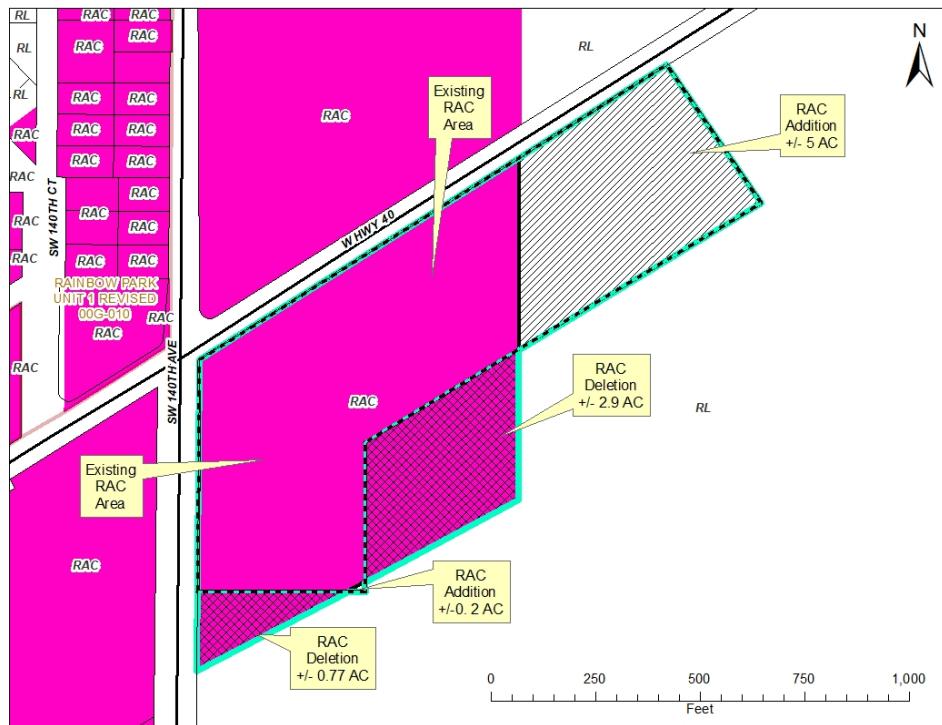
1. The granting of the amendment \_\_\_\_\_ adversely affect the public interest.
2. The proposed amendment \_\_\_\_\_ compatible with land uses in the surrounding area.
3. The proposed amendment \_\_\_\_\_ consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

## **BOARD OF COUNTY COMMISSIONERS – ADOPTION – TBD (Tentative – October 2021):**

The Board of County Commissioners acted to \_\_\_\_\_ **21-L03** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment \_\_\_\_\_ adversely affect the public interest.
2. The proposed amendment \_\_\_\_\_ compatible with land uses in the surrounding area.
3. The proposed amendment \_\_\_\_\_ consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

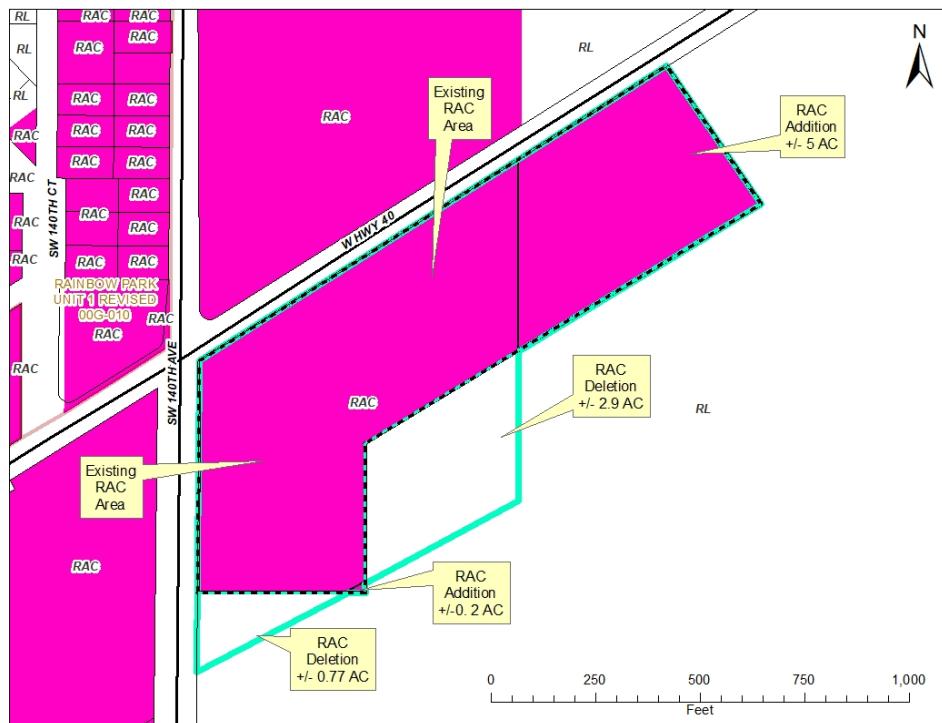
## CURRENT FUTURE LAND USE DESIGNATION



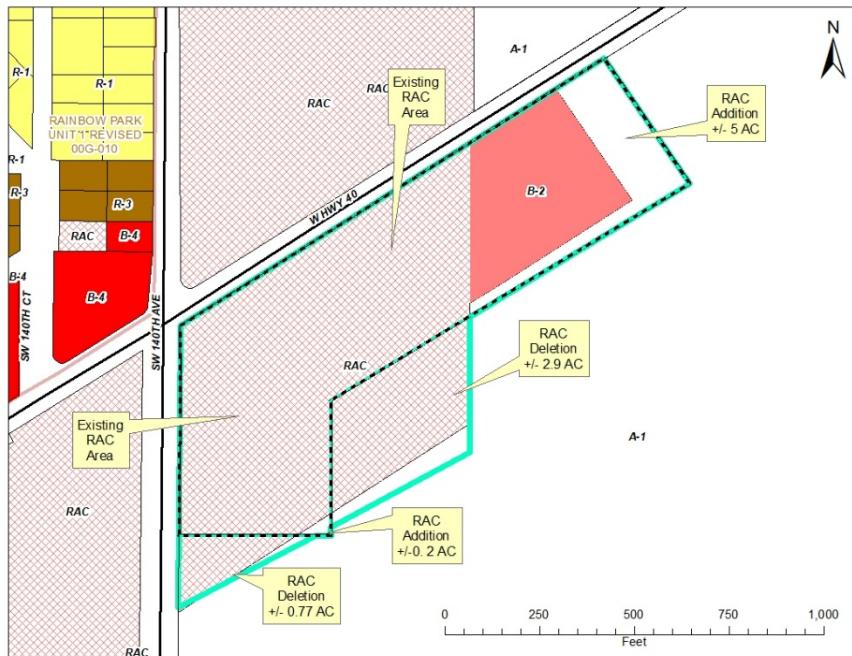
### LEGEND

RL - Rural Land (1 du/10 ac)	HR - High Residential (4-8 du/ac)	COM - Commercial (0-6 du/ac; FAR 1.0)	P - Public (N/A; FAR 1.0)
LR - Low Residential (0-1 du/ac)	UR - Urban Residential (8-16 du/ac)	EC - Employment Center (0-12 du/ac; FAR 2.0)	PR - Preservation (N/A; N/A)
MR - Medium Residential (1-4 du/ac)	RAC - Rural Activity Center 0-2 du/ac; FAR 0.35	CD - Commerce District (N/A; FAR 2.0)	M - Municipality

## PROPOSED FUTURE LAND USE DESIGNATION



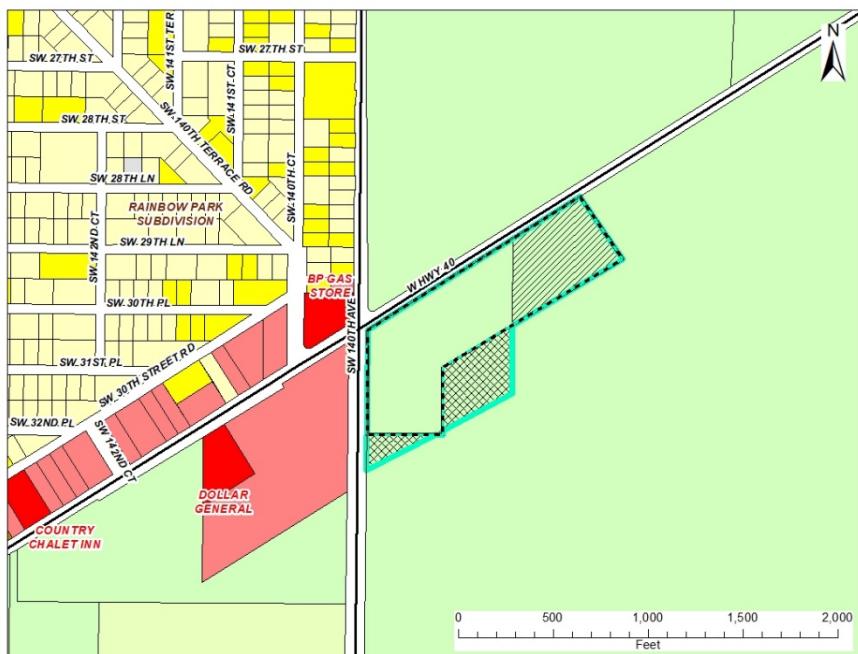
## CURRENT ZONING



### ZONING DISTRICTS

A-1 General Agriculture	R-2 One-and Two-Family Dwelling	RR Recreational Resort	B-4 Regional Business	I-C Industrial Complex
A-2 Improved Agriculture	R-3 Multiple Family Dwelling	RAC Rural Activity Center	B-5 Heavy Business	G-U Government Use
A-3 Residential Agricultural Estate	R-4 Residential Mixed Use	R-O Residential Office	RC-1 Rural Commercial	R-PUD Residential Planned Unit Development
RR-1 Rural Residential	MH Manufactured Housing	B-1 Neighborhood Business	RI Rural Industrial	PUD Planned Unit Development
R-E Residential Estate	P-MH Mobile Home Park	B-2 Community Business	M-1 Light Industrial	
R-1 Single-Family Dwelling	P-RV Recreational Vehicle Park	B-3 Specialty Business	M-2 Heavy Industrial	

## EXISTING PROPERTY USE PER MARION COUNTY PROPERTY APPRAISER'S PROPERTY USE CODE



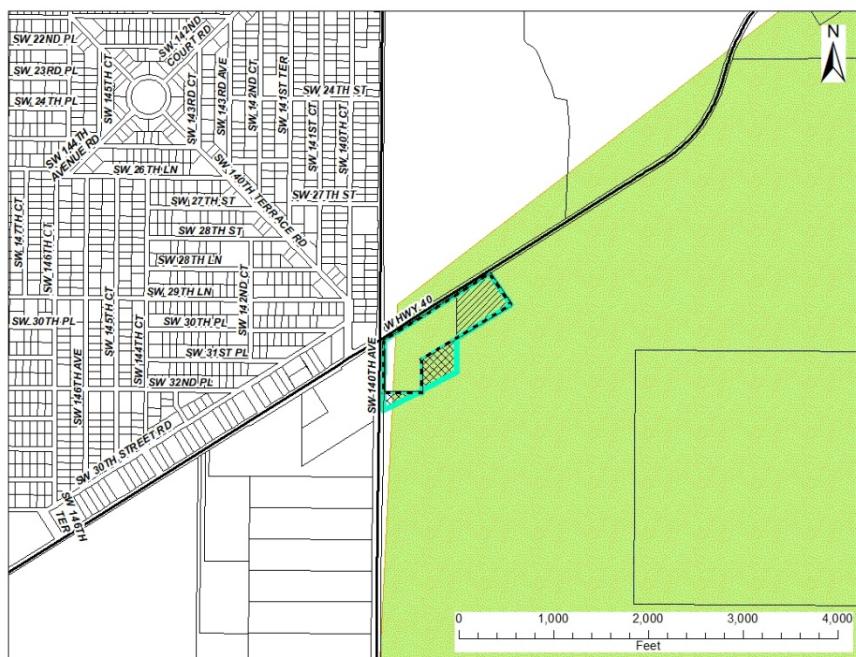
Vacant Res	MFR	Commercial	RuralBldgSite	Private Institutional	Utility	Water/submerged
SFR	Group Living Qtrs	Vacant Industrial	Ag Production	Government Institution	R/W	Mining
MHR	Vacant Com	Industrial	Vacant Institutional	Military	Recreation/Park/Forest	Sewage/Waste/Barrow
						Acreage Non-classified

100-YR  
FEMA

## FLOOD ZONE AND MARION COUNTY FLOOD PRONE AREAS



## FARMLAND PRESERVATION AREA





View of Classic Mile Farm W. Hwy 40 entrance – located east of the area that is the subject of this request.



View west along W. Hwy 40 along the site's Hwy 40 frontage (site is on the left).



View of property north of site across Hwy 40 – water area in the center left of the phone corresponds to the area of flood zone on that property.



View of and into the site from the current farm driveway from SW 140<sup>th</sup> Avenue.



View looking west from SW 140<sup>th</sup> Avenue – the existing Dollar General is visible to the left.



View looking northwest across the W. Hwy 40 & SW 140<sup>th</sup> Avenue intersection.



View looking northeast from the W. Hwy 40 & SW 140<sup>th</sup> Avenue intersection – looking north along SW 140<sup>th</sup> Avenue on the left, and looking east along W. Hwy on the right.



View of the site looking southeast from the W. Hwy 40 & SW 140<sup>th</sup> Avenue intersection W. Hwy is on the left, and SW 140<sup>th</sup> Avenue extends off to the right.

Aerial: 21-L03, 210801Z

SW 19 PL

SW 140 CT

W HWY 40

SW 140 AVE

Subject  
Property

SW 23 LN

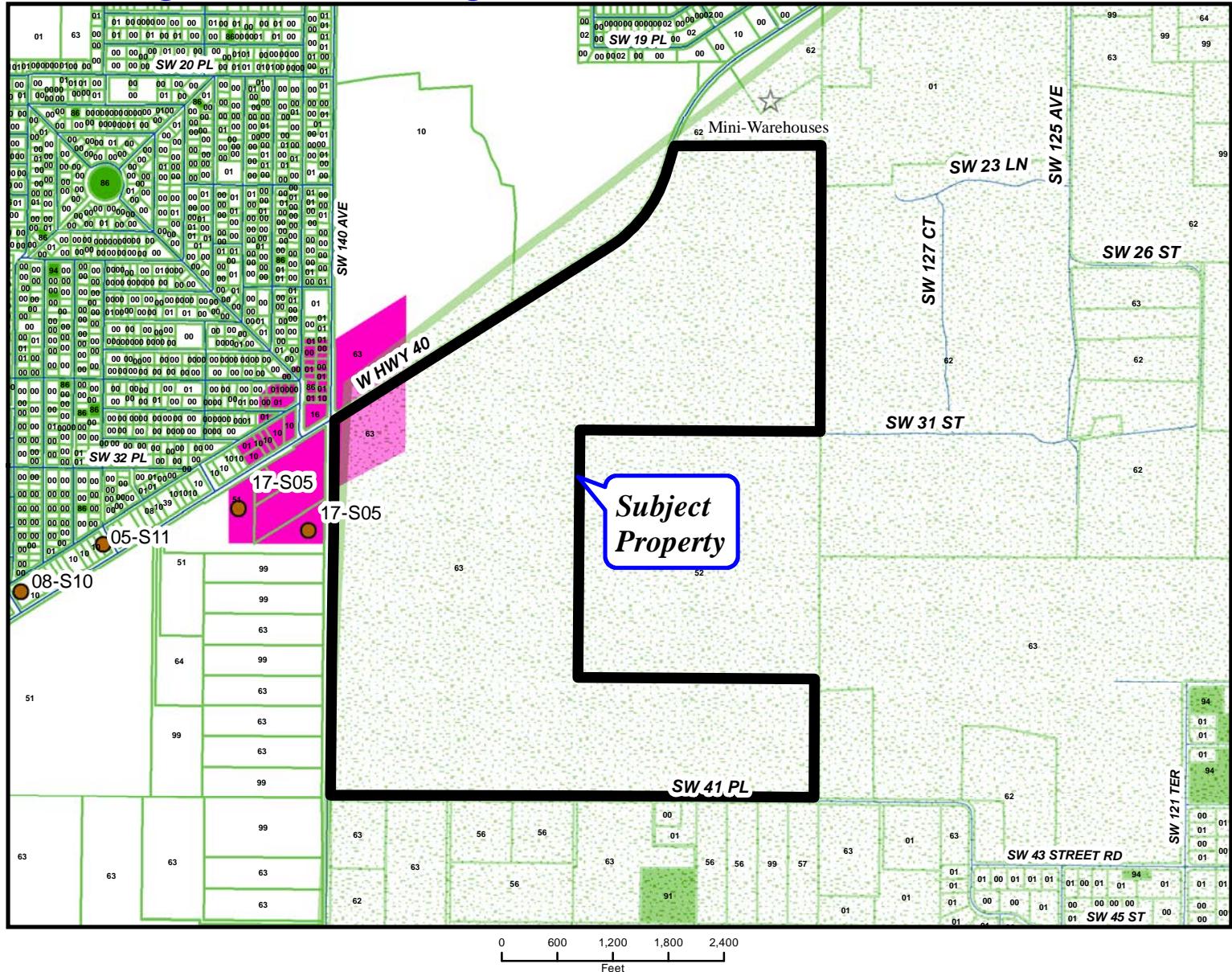
SW 31 ST

SW 41 PL

0 600 1,200 1,800 2,400  
Feet



## ***Existing Land Use Designation 21-L03, 210801Z***



Use per MC Property Appraiser		OWNER(S): Martelli Farm, LLC. c/o Domenic Martelli
01	Single Family Res	AGENT: Rodney Rogers - Rogers Engineering
50-69/99	Agricultural	PARCEL(S): 21317-000-01
00/10/40/70	Vacant	
71	Church	
02	Mobile Home	
06-07/11-39	Commercial	
41-49	Industrial	
83-98	Public	
82	Recreation	
03-05/08	Multi-Family	
77	Club/Lodge/Union Hall	

All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.



## Legend

- All Amendments  Rural Land (1 du/10 ac)

## Policy 1.20



 Rural Land (1 du/10 ac)	 Urban Residential (8 - 16 du/ac)	 Employment Center (0 - 12 du/ac; FAR 2.0)
 Low Residential (0 - 1 du/ac)	 Rural Activity Center (0 - 2 du/ac; FAR 0.35)	 Commerce District (N/A; FAR 2.0)
 Medium Residential (1 - 4 du/ac)	 Rural Community (0 - 3 du/ac; FAR 0.70)	 Public (N/A; FAR 1.0)
 High Residential (4 - 8 du/ac)	 Commercial (0 - 6 du/ac; FAR 1.0)	 Preservation (N/A; N/A)
 Farmland Preservation Area	 Environmentally Sensitive Overlay Zone (ESOZ)	 Municipality



Marion County  
Board of County Commissioners

Growth Services

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

# 21-L03

AR #: 26834

PA #: 21317-000-01

(w/ 2108013)

## MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS

Staff Use Only: Case # 21-L03

### PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

<b>LARGE-SCALE MAP AMENDMENT</b> <input checked="" type="checkbox"/>	<b>SMALL-SCALE MAP AMENDMENT</b> <input type="checkbox"/>
<b>TEXT AMENDMENT</b> <input type="checkbox"/>	<b>TEXT AMENDMENT</b> <input type="checkbox"/> <i>(Text amendment must be associated with submitted small-scale map amendment)</i>

### REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

**(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)**

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
21317-000-01	30-15-20	15.13	RAC/Rural	RAC
		“Portion of” 540.13 ac.		

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
Martelli Farm LLC 13750 W HWY 40 Ocala, FL 34481-3902 <i>c/o: Domenic Martelli</i>	Rogers Engineering Rodney Rogers 1103 SE 3rd Avenue Ocala, FL 34471

Staff Use Only: Application Complete - Yes    Received: Date 5/12/21 Time 9:00 a.m. / p.m. Page 1 of 3

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES  NO   
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

**EXISTING USE OF SITE:**

Vacant land with RAC land use and zoning.

**PROPOSED USE OF SITE (IF KNOWN):**

Reconfigure boundaries of existing RAC

**WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?**

Well  Centralized water \_\_\_\_\_ Provider \_\_\_\_\_

Septic  Centralized sewer \_\_\_\_\_ Provider \_\_\_\_\_

**DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):**

Highway 40, west approximately 16.4 miles to SW 140th Avenue. Property is at S.E. corner of intersection.

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## Rison, Christopher

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**From:** Rodney Rogers <rkrogers@rogerseng.com>  
**Sent:** Thursday, June 24, 2021 10:32 AM  
**To:** Rison, Christopher  
**Cc:** Melinda Clemons  
**Subject:** Re: Martelli Farm Plan Amendment and Rezoning at West Hwy 40 and SW 140th Ave

Chris

You are correct that we just want to reconfigure the shape of the RAC, no increase in size.

Sent from my iPhone

On Jun 24, 2021, at 10:16 AM, Rison, Christopher <Christopher.Rison@marionfl.org> wrote:

Rodney,

We discussed that the request for the Martelli site was to “shift” the RAC – so area would be added and area would be subtracted for the RAC land use and the RAC zoning leaving the 15.13 acre RAC designated and zoned site shown on the survey you provided (dated 4-29-2021).

Your application is not quite clear in that, so I would appreciate it if you can please quickly confirm that with a quick reply to this email.

Thank you!

Chris

[<MC-Seal-90x90\\_5504bb61-5f4b-4af8-a22d-53aa02a23009.png>](#)

[<MC-Logo-110x78\\_aeb71752-69cb-4efd-b09d-40256812c99e.png>](#)

**Christopher D. Rison**

*Senior Planner*

Growth Services

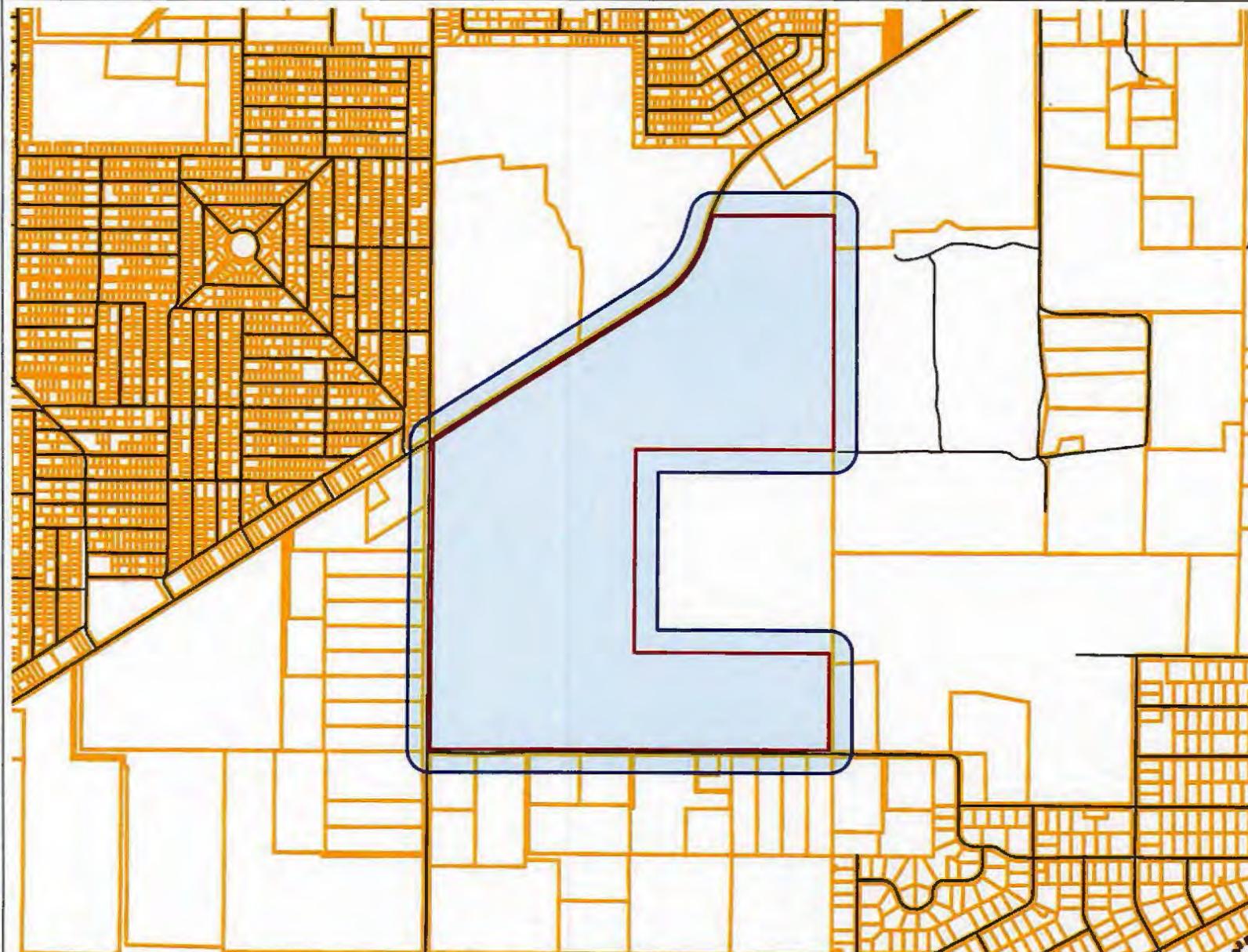
Marion County Board of County Commissioners  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470

Main: 352-438-2600 | Direct: 352-438-2624 | FAX: 352-438-2601

*Empowering Marion for Success!*

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0.7 0 0.37 0.7 Miles

Projected Coordinate System: NAD\_1983\_StatePlane\_Florida\_West\_FIPS\_0902\_Feet

Created By: dp

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.



#### Legend

- Urban Growth Boundary
- Streets
- Parcels
- Municipalities
- Marion County

1: 23,639

1 in = 0.37 Miles



#### Notes

C/O: DOMENIC MARTELLI

AGENT: RODNEY ROGERS, ROGERS ENG.

Creation Date: 6/14/2021