



MARION COUNTY GROWTH SERVICES

Date: 5/3/2022

P&Z: 4/25/2022 BCC Adoption: 5/17/2022

Amendment No:

22-S09

AR: 28075

Type of Application

Small-Scale Comp Plan FLUM Amendment

Request: Future Land Use Designation Change

From: Public

To: Rural Land (0-0.1 du/ac)

Concurrent Zoning

Case: 2205011Z, From G-U, Government Use to A-1, General Agriculture

Developer's

Agreement(s): N/A

Owner: 4C Family Trust,
LLC

Applicant: Thomas Conrad

Parcel #/Acreage:
07399-083-05/ ± 25.36
acres.

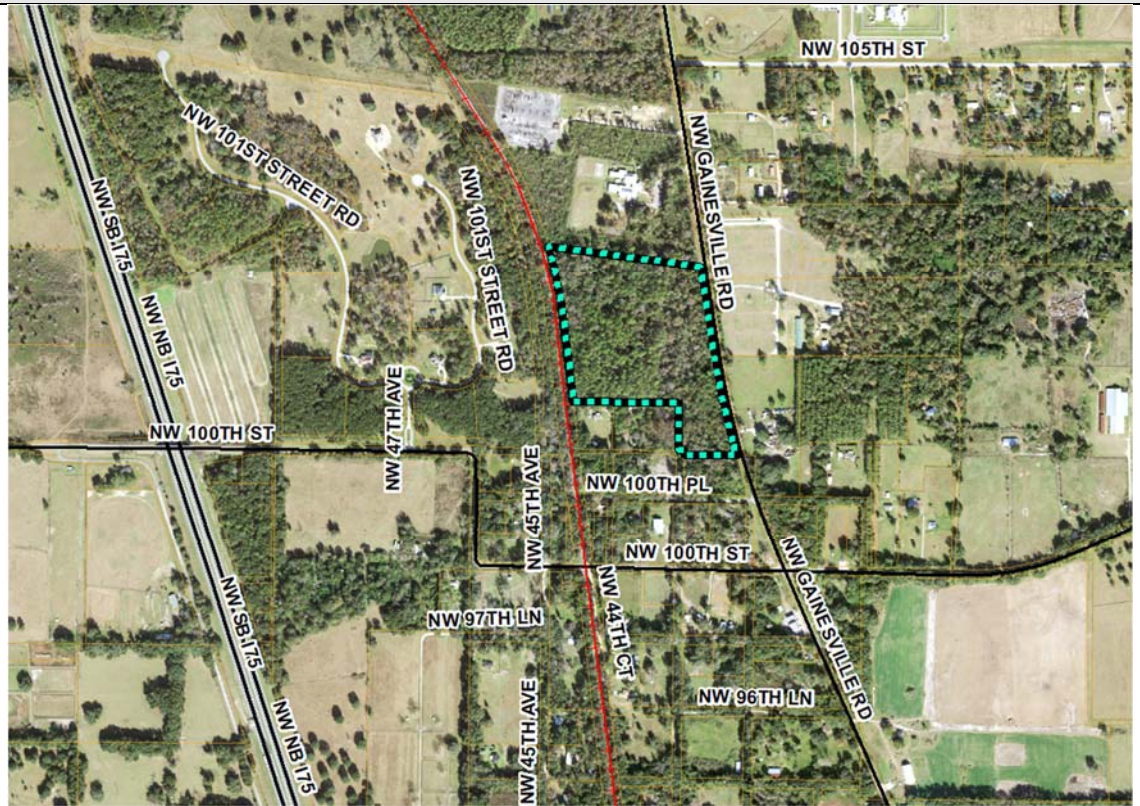
Location:
NW Gainesville Road.

Staff Recommendation:
Approval

**P&Z Recommendation
Approval
(ON CONSENT)**

Project Planner
Ken Weyrauch, Senior
Planner

Existing Use:
Vacant



SUMMARY

Staff is recommending **Approval** to amend the future land use designation for ±25.36 acres from Public to Rural Land. Staff is recommending Approval due to the subject property being surrounded by Rural Land and similar uses to Agriculture.

Notice of Public Hearing

Property Owners within 300 feet of the subject property: 13.

LOCATION

The subject property is located on NW Gainesville RD, just north of NW 100th PL.

BACKGROUND/EXISTING CONDITIONS

The subject property was owned by the State of Florida which is the cause for the Public Land Use Designation. The property has been sold to a private owner and now requires a new land use designation. Rural Land is the lowest intensity land use within the Marion County Comprehensive Plan. The subject property is surrounded by Rural Lands other than the Public Land to the north.

Code Enforcement

Action: N/A

Development Eligibility for Dwelling Units (DUs):

CURRENT:

Public – 0 DUs

PROPOSED:

Rural Land – 2 DUs

POTENTIAL

NET CHANGE: +2 DUs

Policy 2.1.20: Public (P) -

This land use is intended to recognize publicly owned properties for the use of the general public or portions of the community infrastructure and services, which includes items such as parks, government buildings, water treatment plants, public safety facilities, schools, etc. with a maximum Floor Area Ratio is 1.0, as further defined in the LDC. This land use designation is allowed in the Urban and Rural Area.

Policy 2.1.16: Rural Land

(RL) - 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. The following special provisions shall apply for new development not meeting the base density, as further defined in the LDC.

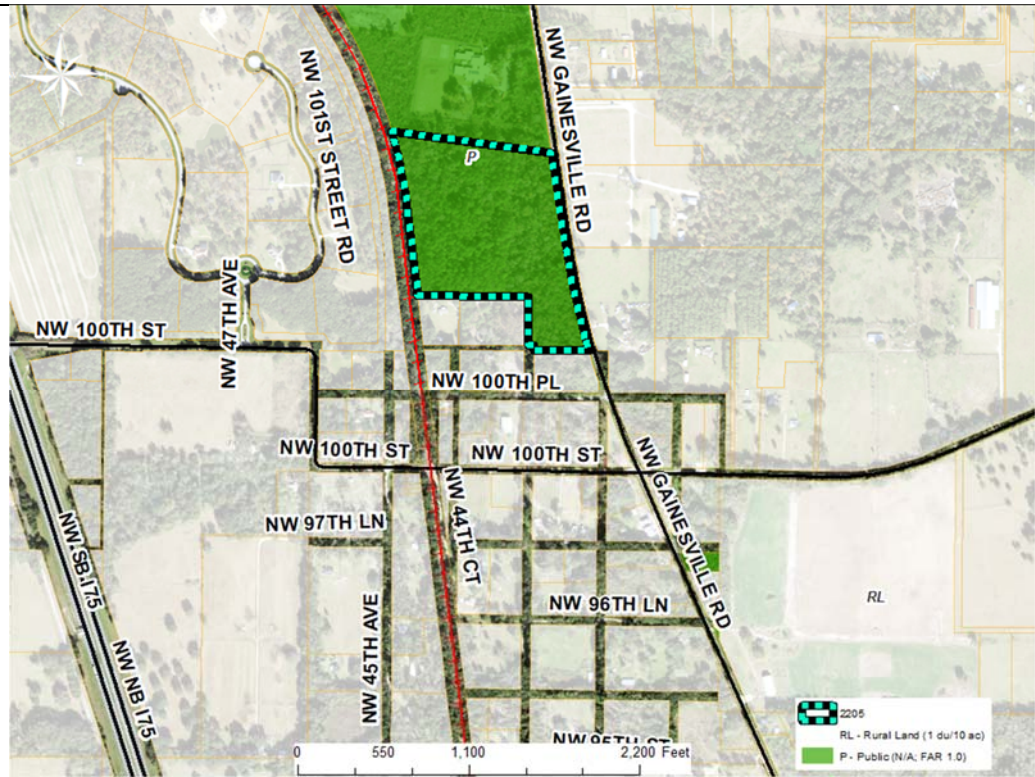


Figure 1: Current Land Use Map

PUBLIC FACILITIES AND SERVICES

Environmental: The site is vacant. The site's vacant nature may support Listed Species. According to the *Soil Survey of Marion County, Florida*, the site includes Zuber Sand, Arredondo Sand, Blichton Sand, and Kendrick Loamy Sand soil types that can reasonably accommodate development, depending on site characteristics.

School Facilities: Marion County Public Schools (MCPS) was notified of this Amendment Application and has not provided any objections to the request.

Public Safety: The North Marion Fire Station #11 is located ± 1.85 miles north of the site at 12250 NW Gainesville Road. The Sheriff's North Multi-District Office is also located ± 3.5 miles to the southeast at 8311 N Hwy 441. 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.

Potable Water & Sanitary Sewer: The parcel is within Marion County Utilities' public service area but is outside of connection distance to the utility provider's closest available water or sewer at this time. When water or sewer becomes available from the public utility provider, the parcel shall connect to the respective service(s) within 365 days of notification. A change in proposed use which trips a water or sewer connection distance will require additional developer expense to bring water and/or sewer mains to the property per Code 6.14.2. The parcel is not within any primary springs protection zone.

Stormwater/Drainage: 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 to address concerns regarding on-site and off-site flooding. If this amendment is granted, 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), however, such mitigation could create unforeseen impacts to adjoining properties, necessary access, etc.

Recreation: Formally 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). The proposed land-use change would increase potential residential use of the site, but may not significantly adversely affect the County's solid waste operations. 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. Further, the County continues to pursue recycling opportunities and other avenues to address solid waste needs based on existing and projected conditions.

Transportation: Amendment 22-S09 was not analyzed using the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 9th Edition and/or the Marion County 2015 Transportation Impact Fee Schedule as based on the ITE Trip Generation Handbook, 9th Edition. The proposed ±25.36-acre site would become agriculture which is one of the lowest intensity and density uses. Maximum buildout would not generate enough vehicle trips to justify a traffic analysis at this point.

STAFF RECOMMENDATION

Growth Services recommends **Approval of CPA 22-S09** 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 – April 25, 2022:

The Planning & Zoning Commission recommends **Approval of 22-S09** for the proposed Future Land Use Map Amendment on the following basis:

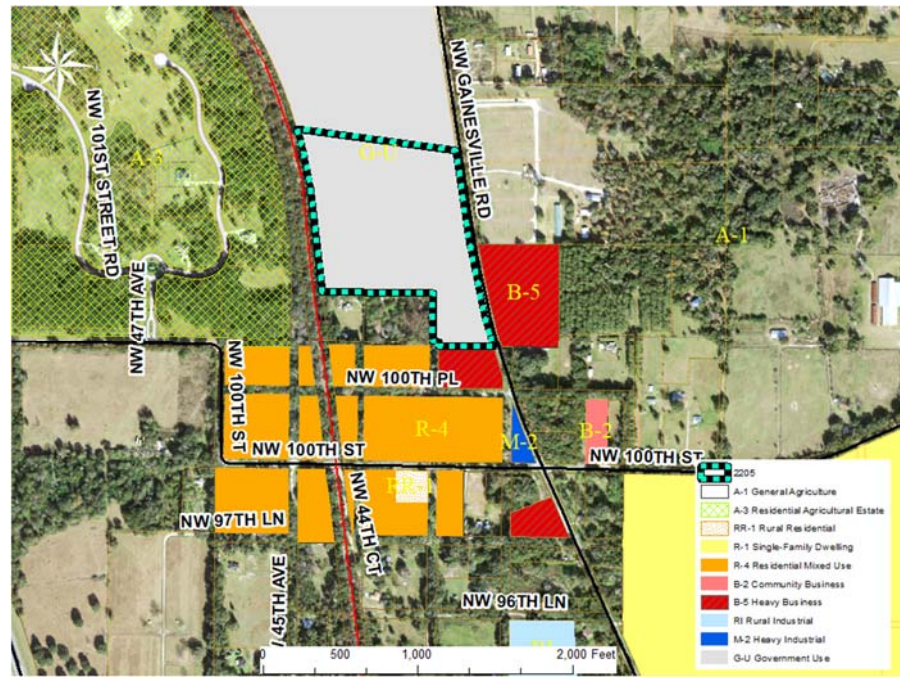
1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

BOARD OF COUNTY COMMISSIONERS – ADOPTION – May 17, 2022:

The Board of County Commissioners acted to [] **22-S09** 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.

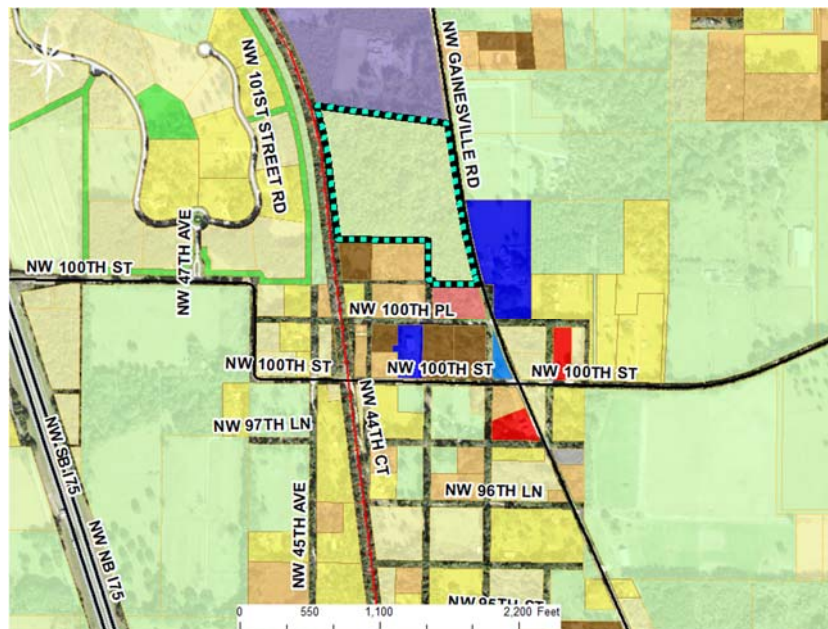
CURRENT ZONING



ZONING DISTRICTS

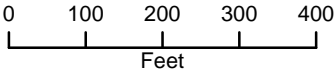
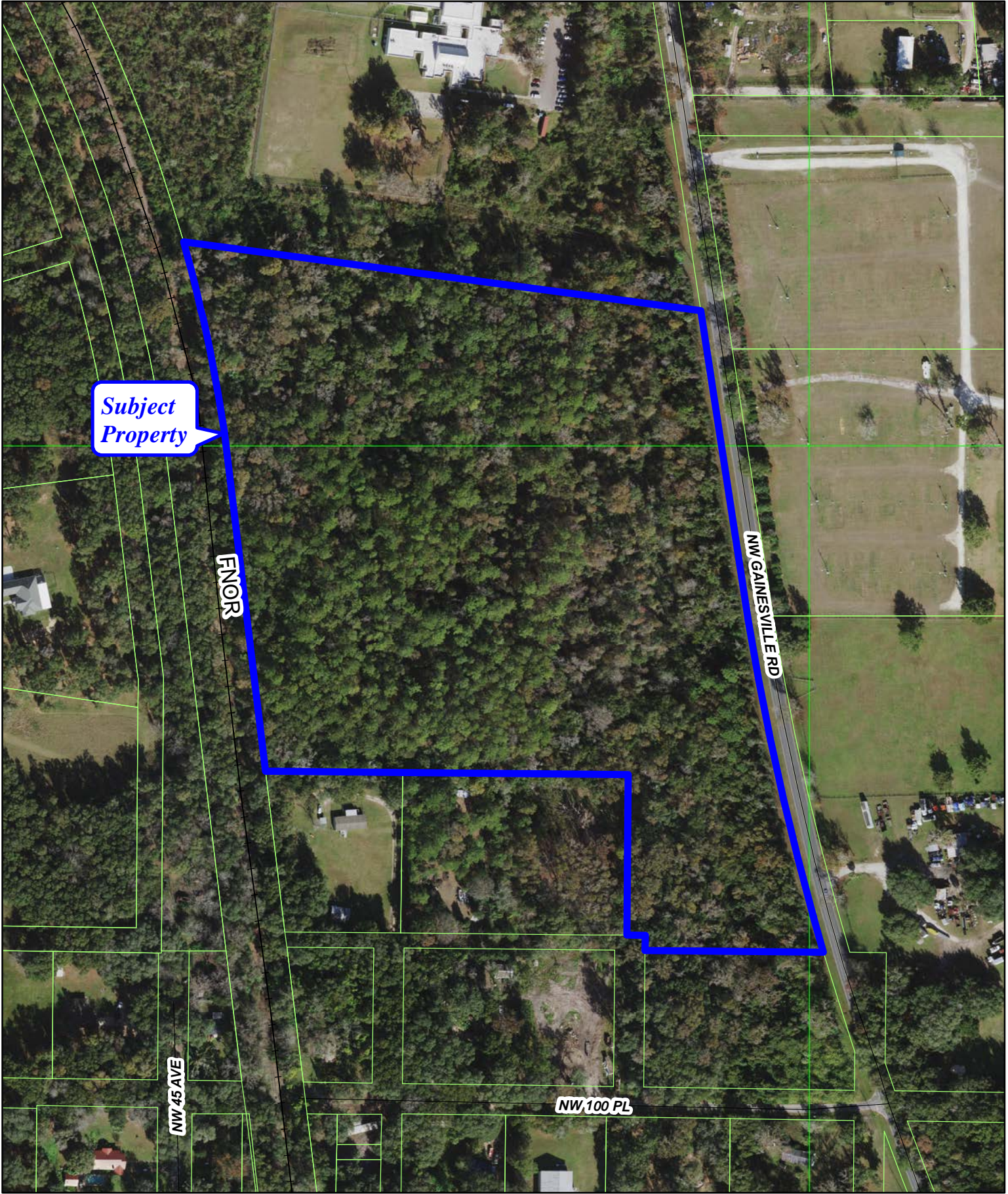
A-1 General Agriculture	R-2 One-and Two-Family Dwelling	RR Recreational Resort	B-4 Regional Business	I-C Industrial Complex
A-2 Improved Agriculture	R-3 Multiple Family Dwelling	RAC Rural Activity Center	B-5 Heavy Business	G-U Government Use
A-3 Residential Agricultural Estate	R-4 Residential Mixed Use	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 USE PER MCPA

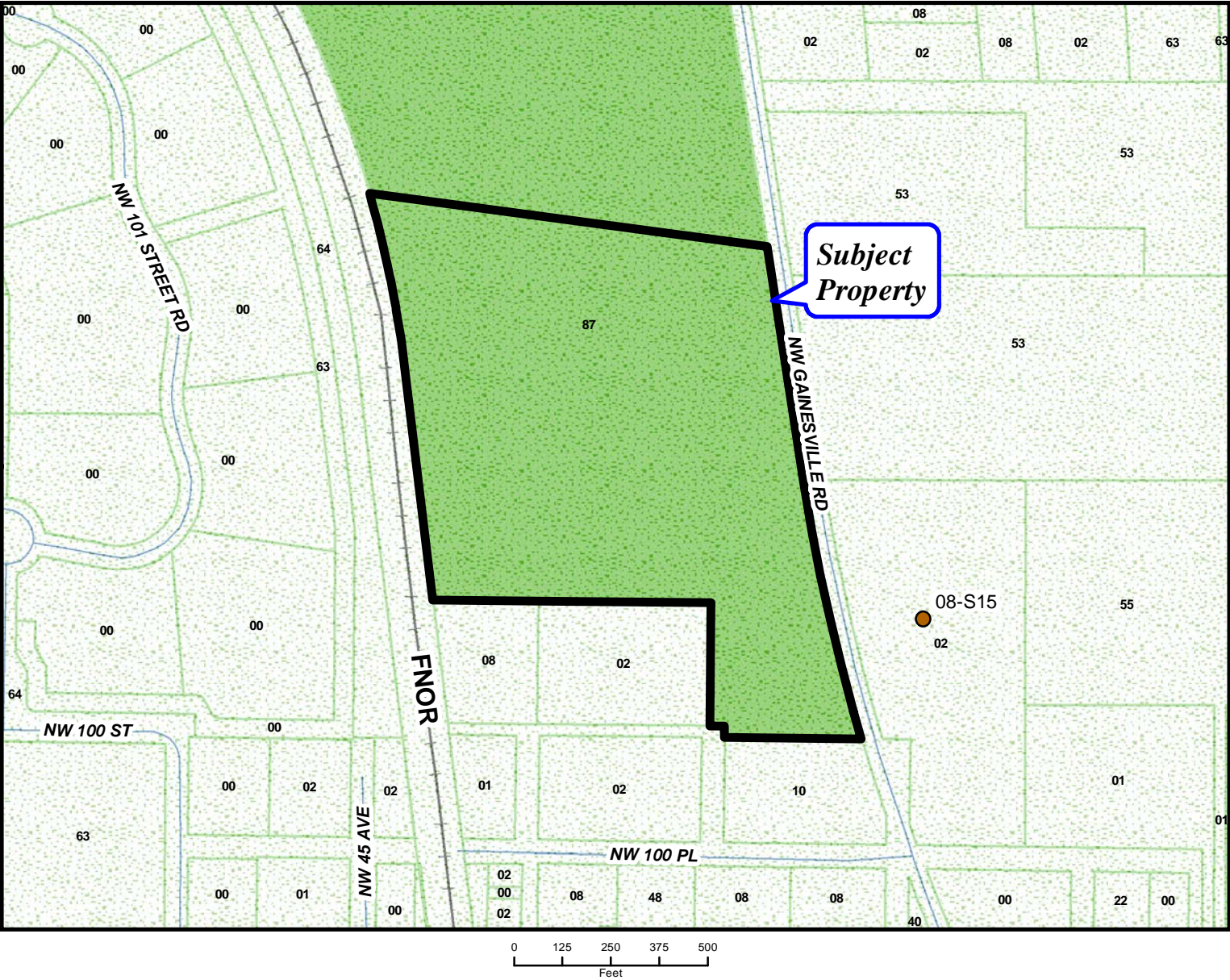




















Vacant Res	MFR	Commercial	Rural Bldg Site	Private Institutional	Utility	Water/submerged
SFR	Group Living Qtrs	Vacant Industrial	Ag Production	Government Institution	R/W	Mining
MHR	Vacant Com	Industrial	Vacant Institutional	Military	Recreation/Park/Forest	Sewage/Waste/Barrow
						Acreage Non-classified

Aerial: 22-S09, 220511Z



Existing Land Use Designation 22-S09, 220511Z



Use per MC Property Appraiser		OWNER(S): 4 C Family Trust, LLC.	
01	Single Family Res	AGENT: Randall E. Alvord, Broker	
50-69/99	Agricultural	PARCEL(S): 07399-083-05	
00/10/40/70	Vacant	<div><p>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.</p></div> <div></div>	
71	Church		
02	Mobile Home		
06-07/11-39	Commercial		
41-49	Industrial		
83-98	Public		
82	Recreation		
03-05/08	Multi-Family	<div>Legend</div> <div><div><div> All Amendments</div><div> Policy 1.20</div></div><div><div> Rural Land (1 du/10 ac)</div><div> Low Residential (0 - 1 du/ac)</div><div> Medium Residential (1 - 4 du/ac)</div><div> High Residential (4 - 8 du/ac)</div><div> Farmland Preservation Area</div></div><div><div> Urban Residential (8 - 16 du/ac)</div><div> Rural Activity Center (0 - 2 du/ac; FAR 0.35)</div><div> Commercial (0 - 6 du/ac; FAR 1.0)</div><div> Employment Center (0 - 12 du/ac; FAR 2.0)</div><div> Environmentally Sensitive Overlay Zone (ESOZ)</div></div><div><div> Commerce District (N/A; FAR 2.0)</div><div> Public (N/A; FAR 1.0)</div><div> Preservation (N/A; N/A)</div><div> Municipality</div></div></div>	
77	Club/Lodge/Union Hall		



**Marion County
Board of County Commissioners**

Growth Services

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

Revised 01/09/2020

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

Staff Use Only: Case 22- S09

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

LARGE-SCALE MAP AMENDMENT _____ TEXT AMENDMENT _____	SMALL-SCALE MAP AMENDMENT _____ TEXT AMENDMENT _____ <i>(Text amendment must be associated with submitted small-scale map amendment)</i>
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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
07399-083-05	34-13-21	25.36	Public Use	Rural land

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)

Property owner/applicant	Authorized agent (if not the owner/applicant)
4C Family Trust LLC Thomas Conrad, MMBR P.O. Box 4368 Ocala, FL 34478-4368	Randall E. Alford, Broker Randy Reedy 1811 E. 8th King St. Ocala, FL 34471

Staff Use Only: Application Complete – Yes Received: Date 2/24/2022 Time 11 : 12 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 Timber

PROPOSED USE OF SITE (IF KNOWN):

Vacant Timber, Future Farm

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):

Hwy 40 West to Hwy 441 North to NW 35th St North to Gainesville Rd
North to Property on West side of road directly across from
the Greater Ocala Dog Show grounds.

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED 4C Family Trust, LLC Thomas Conrad MNR
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

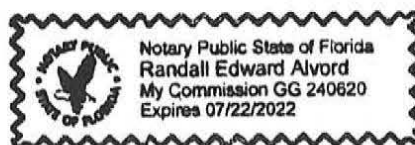
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
07399-083-05, _____, _____.
2. He/she duly authorizes and designates Randall E. Alvord to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

[Signature]
Property owner's signature

23 Feb 22
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of Feb, 2022 (year),
by Thomas Conrad (name of person making statement).
He/she is personally known to me or has produced _____ as
identification. (Driver's license, etc.)

[Signature]
Notary public signature



State of Florida County of Marion
My commission expires: 7/22/22