



**Marion County  
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
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**PLANNING & ZONING SECTION  
STAFF REPORT**

<b>Public Hearing Dates:</b>	<b>P&amp;ZC Date: 6/29/2026</b>	<b>BCC Date: 7/21/2026</b>
<b>Case Number:</b>	26-S04	
<b>Plan Number:</b>	PL SmScale-000556-2026	
<b>Type of Case:</b>	<b>Small Scale Future Land Use Map Series Amendment,</b> from High Residential (HR) to Urban Residential (UR)	
<b>Owner</b>	Garçon Investments LLC, c/o Michael Garcia	
<b>Applicant</b>	Same as Owner	
<b>Street Address</b>	1770 SE 40 <sup>th</sup> Street Road, Ocala, FL 34480	
<b>Parcel Number</b>	3120-001-008	
<b>Property Size</b>	±0.27-acres	
<b>Future Land Use</b>	High Residential (HR)	
<b>Zoning Classification</b>	Multiple Family Dwelling (R-3)	
<b>Overlay Zone</b>	Primary Springs Protection Overlay Zone	
<b>Staff Recommendation</b>	<b>APPROVAL</b>	
<b>P&amp;ZC Recommendation</b>	<b>TBD</b>	
<b>Project Planner</b>	Erik Kramer, Planner	
<b>Related Case(s)</b>	Code Case #742100 – Unsafe building due to fire. Open 01/06/2017; Closed 05/02/2017 Permit #2017050134 – Building demolition. Applied 05/02/2017; COC Issued 08/04/2017	

## I. ITEM SUMMARY

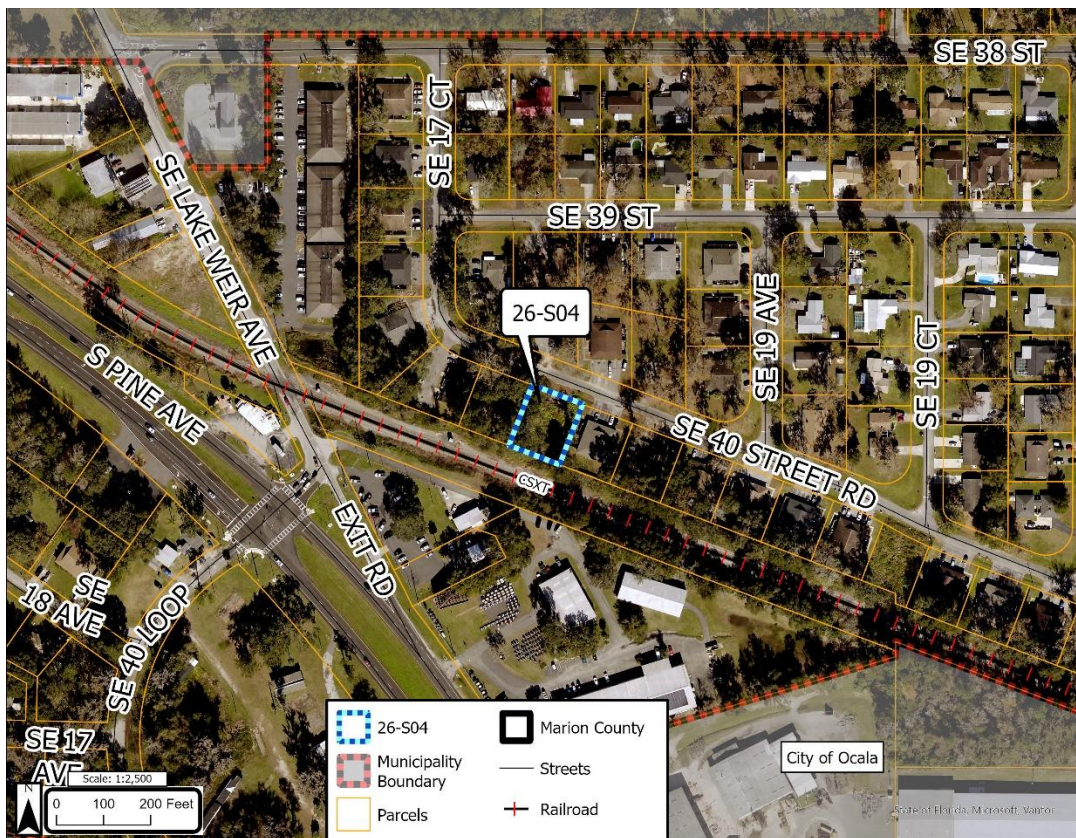
Michael Garçon, on behalf of land owner Garçon Investments LLC, filed an application for a Small-Scale Future Land Use Map Series (FLUMS) amendment to change the designation of a ±0.27-acre site. The amendment seeks to change from High Residential, which allows a density ranging from four (4) to eight (8) dwelling units per acre, to Urban Residential (UR), which allows for a density ranging from eight (8) to sixteen (16).

Figure 1 reflects the general location of the subject property. The subject property is located at 1770 SE 40<sup>th</sup> Street Road, Ocala, FL 34480 and is associated with the Parcel Identification **3120-001-008**. The legal description is displayed on the warranty deed included in the application (See Attachment A). The subject property is within the Urban Growth Boundary (UGB) and within the Primary Springs Protection Zone.

## II. STAFF SUMMARY RECOMMENDATION

Staff reviewed this small-scale comprehensive plan map amendment as required by Land Development Code Section 2.3.3.B. Staff recommend to **APPROVE** the amendment because staff finds that the amendment is consistent with the Marion County Comprehensive Plan and complies with the provisions of Chapter 163, Florida Statutes.

**Figure 1**  
**General Location Map**



### III. NOTICE OF PUBLIC HEARING

As listed in Table 1, notice of public hearing was provided pursuant to LDC Sec. 3.5. As of the date of the initial distribution of this Staff Report, no written letters of opposition or support have been received. Evidence of the public hearing notices is on file with the Growth Services Department and is incorporated herein by reference.

<b>Table 1. Public Notice Summary</b>			
<i>Method</i>	<i>Format</i>	<i>Date</i>	<i>LDC Section(s)</i>
Online Legal Notice	Display Ad	Ad Runs: 6/15/2026	3.5.3.A
Posted Sign	Sign for a Land Use Amendment	Sign Posted: 6/10/2026	3.5.3.A; 3.5.3.B(1)(a)
300-foot Mail Notice	Letter to Surrounding Property Owners	22 Letters Mailed: 6/12/2026	3.5.3.A; 3.5.3.B(2)

### IV. BACKGROUND/PROPERTY HISTORY

- A. *Zoning classification map history.* Figure 2 shows that the subject property is currently zoned for Multiple-Family Dwelling (R-3). The current zoning allows a variety of housing types and configurations, including the applicant's proposed quadplex.
- B. *FLUMS history.* Figure 3 shows that the subject property is currently designated for High Residential (HR), which allows 4 to 8 dwelling units per acre. The current designation allows the ±0.27-acre subject property to develop one (1) to two (2) dwelling units.

### V. CHARACTER OF THE AREA

- A. *Existing site characteristics.* Figure 4 reflects the subject property and surrounding land uses. The subject property is currently vacant and unimproved, as observed during staff's site visit (Attachment C); however, a quadplex previously existed but was demolished in August 2017 due to unsafe building conditions, as noted in code case #742100 (Attachment D) and building demolition permit #2017050134 (see Attachment E). According to the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS), the subject property contains Hague Sand soils, which are suitable for residential development. The site is generally level, with minimal changes in elevation. The property also has ±100 linear feet of frontage along SE 40th Street Road.
- B. *Abutting and surrounding land uses.* The subject property is located within the Citrus Park subdivision, which was originally platted in May 1977. The subdivision contains a mix of housing types, including detached single-family homes, duplexes, triplexes, and quadplexes. Higher-density residential uses within Citrus Park provide a transition between the more intensive commercial and industrial uses located to the south and west along S Pine Avenue and the lower-density, predominantly single-family neighborhoods located to the north and east.

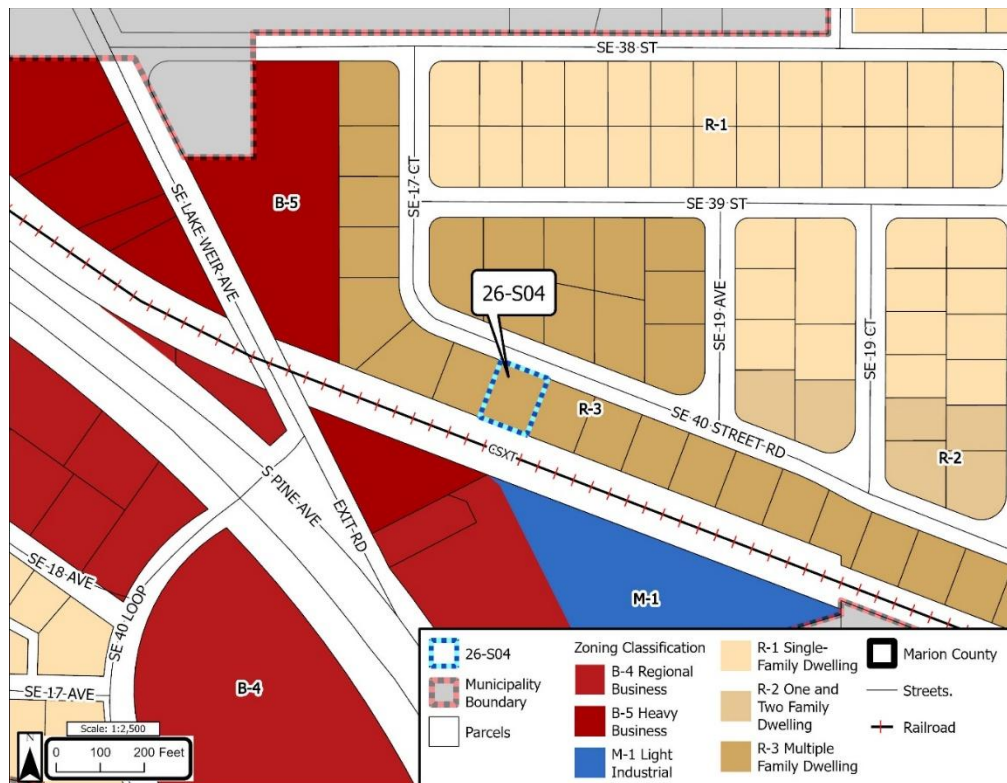
According to the Marion County Property Appraiser, the property directly east of the subject property is a ±0.28-acre rectangular parcel developed with a 3,233-square-foot quadplex containing four residential units, constructed in 1982. The property directly west is a vacant ±0.27-acre rectangular parcel designated High Residential (HR) with R-3 zoning, which allows development of one (1) to two (2) dwelling units.

A railroad corridor owned by CSX Transportation abuts the property to the south. Properties north of the site, across SE 40th Street Road, include a ±0.32-acre parcel developed with a 3,168-square-foot triplex built in 1981 and a ±0.32-acre parcel developed with a 3,233-square-foot quadplex built in 1982.

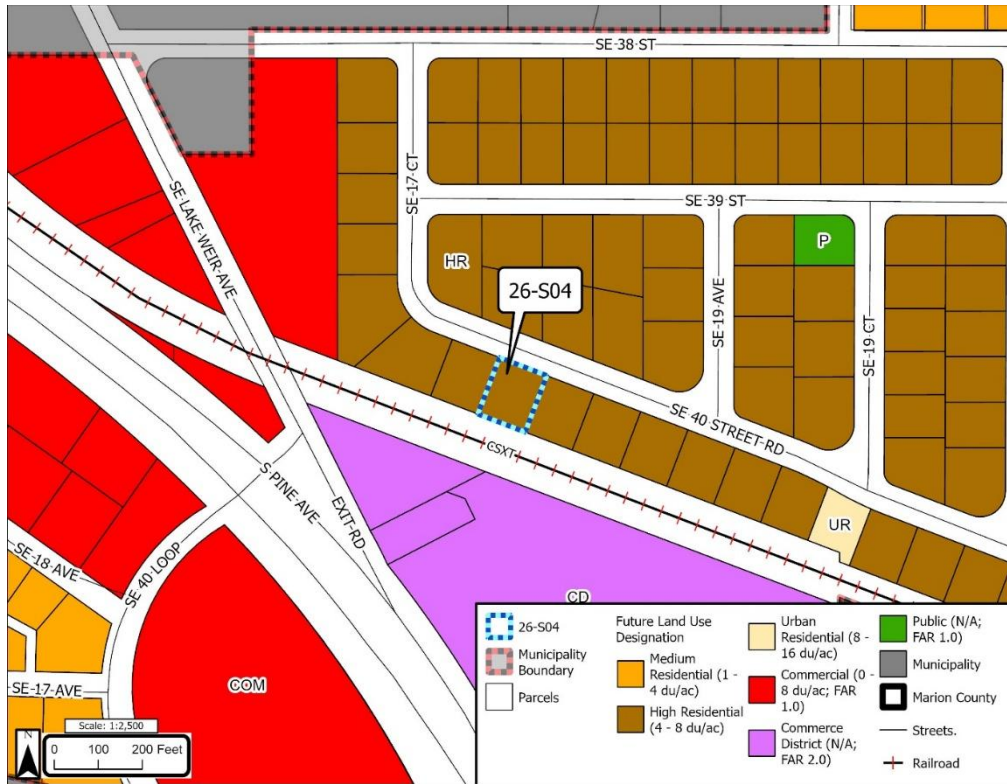
The proposed UR land use designation would enable a maximum of four (4) dwelling units to be developed in a built form consistent with nearby quadplexes or duplexes. Four units would generate traffic impacts and operational impacts (noise, odors, light, etc.) that are comparable to the existing multi-family uses in Citrus Park. Accordingly, staff finds that the proposed UR designation, combined with the existing R-3 zoning, would allow development that is compatible with adjacent uses and the general surrounding area. Table 2 summarizes the Future Land Use Map Series (FLUMS) designations, zoning classifications, and existing land uses for the subject property and surrounding parcels.

C. *Project request.* Figure 6 shows the subject property with the proposed FLUMS amendment to UR. The HR designation allows residential densities ranging from four (4) to eight (8) dwelling units per acre, while the UR designation allows densities ranging from eight (8) to sixteen (16) dwelling units per acre. Table 3 shows the subject property’s development potential for the existing and proposed FLUMS designations.

**Figure 2  
Zoning Classification Map**



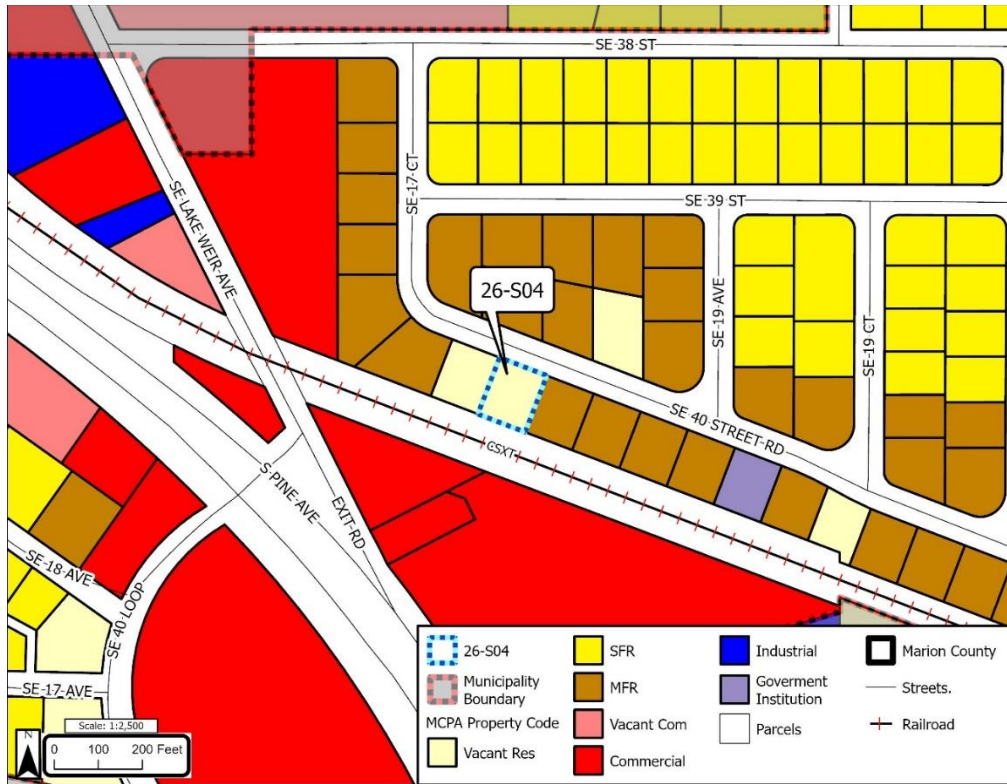
**Figure 3**  
**Future Land Use Map Series Designation**



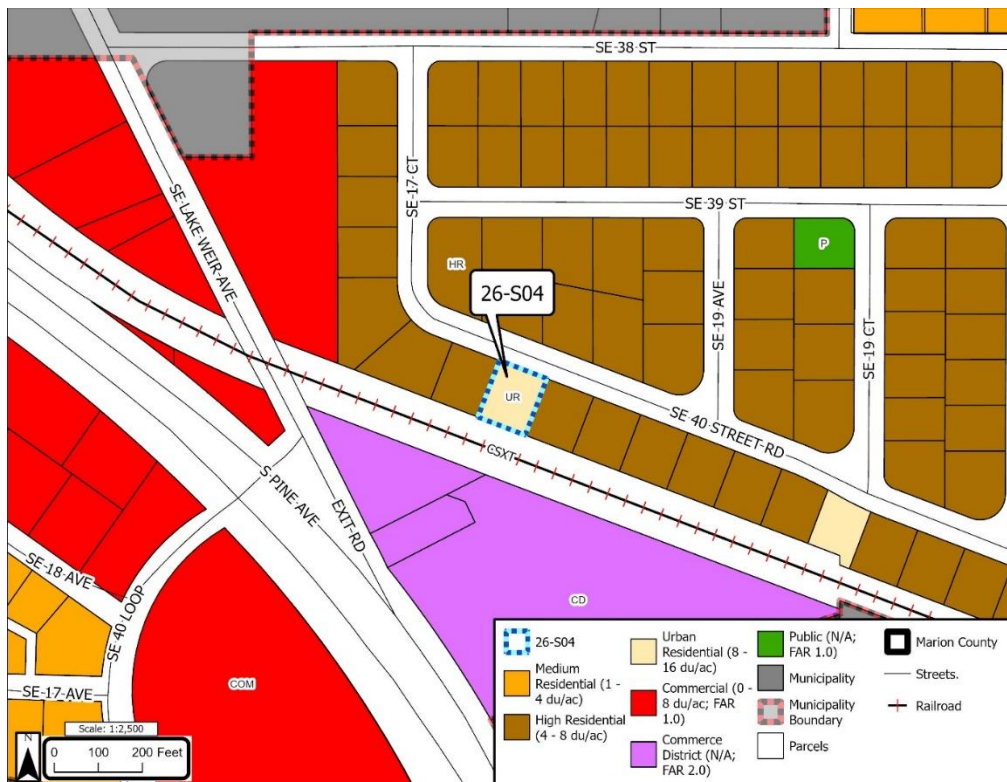
**Figure 4**  
**2024 Aerial Map**



**Figure 5**  
**Existing Use per Property Appraiser Property Code**



**Figure 6**  
**Proposed FLUMS Designation**



<b>Table 2. ADJACENT PROPERTY CHARACTERISTICS</b>			
<i>Direction</i>	<i>FLUMS</i>	<i>Zoning</i>	<i>Existing Use</i>
<i>Site</i>	Exist: High Residential (HR) Proposed: Urban Residential (UR)	Exist: Multiple Family Dwelling (R-3)	Vacant Residential
<i>North</i>	High Residential (HR)	Multiple Family Dwelling (R-3)	ROW for SE 40 <sup>th</sup> Street Road; & Multifamily less than 10 units
<i>South</i>	Commerce District (CD)	Light Industrial (M-1); & Regional Business (B-4)	ROW for CSX Railroad; & Vehicle Sales and Repair
<i>East</i>	High Residential (HR)	Multiple Family Dwelling (R-3)	Multifamily less than 10 units
<i>West</i>	High Residential (HR)	Multiple Family Dwelling (R-3)	Vacant Residential

<b>Table 3. Development Potential for ±0.27-Acre Subject Property</b>		
<i>FLUMS</i>	<i>Minimum Density (Dwelling Units)</i>	<i>Maximum Density (Dwelling Units)</i>
EXISTING: High Residential (HR) 4 to 8 dwelling units per acre	1	2
PROPOSED: Urban Residential (UR) 8 to 16 dwelling units per acre	2	4

## VI. ANALYSIS

LDC Section 2.3.3.B provides that a Comprehensive Plan amendment shall 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 is addressed below.

### A. Consistency with Marion County Comprehensive Plan

#### Future Land Use Element (FLUE).

1. Policy 1.1.5: Higher Density/Intensity Uses. "The County shall require higher 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 subject property is located within the Urban Growth Boundary and an established, ±50-year-old neighborhood with access to urban transportation facilities, City of Ocala utilities, other public services, and a variety of nearby shopping and employment centers.

Staff concludes the application is **consistent** with FLUE Policy 1.1.5.

2. FLUE Policy 2.1.20: Urban Residential (UR). “This land use designation is intended to recognize areas suited primarily for multi-family residential units, but allows for single-family residential units to provide for a mix of various housing types to meet the community needs within the UGB or Urban Area. The density range shall be eight (8) dwelling units to sixteen (16) dwelling units per one (1) gross acre, and commercial uses shall be permitted as accessory uses within this land use designation, as further defined in the LDC. This land use designation is an Urban Area land use.”

**Analysis:** The subject property is located in the Urban Growth Boundary, and the surrounding unincorporated properties have FLUMS designations that fall into the Urban Area category. The applicant expressed intent to develop a quadplex (Attachment A, page A-1), which is consistent with the existing mix of housing types in the Citrus Park subdivision and the intent of this FLUE policy.

Staff concludes the application is **consistent** with FLUE Policy 2.1.20.

3. FLUE Policy 5.1.2: Review Criteria – Changes to Comprehensive Plan and Zoning. “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 make a determination 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:** Staff address each sub-policy below—

1. The applicant did not provide a market demand analysis in the initial application submission. Staff notes that the subject property is a vacant lot in an established neighborhood in which most lots are developed. The subject property used to have a quadplex on site, which was built prior to the County's initial adoption of the Comprehensive Plan in April 1994. The period to rebuild through non-conforming use provisions of the Land Development Code has lapsed, and this small-scale comprehensive plan map amendment for an UR future land use designation is required to enable a developer to legally rebuild the quadplex or any configuration of dwelling units between 3 and 4 units.
  2. Roads, centralized utilities, fire/emergency services, law enforcement, and public schools exist in the surrounding area.
  3. This application seeks to establish UR's future land use where HR's future land use already exists in close proximity. Further, multiple lots designated with HR have pre-existing densities built pre-1994, which align with the density allowed under UR.
  4. There are no known historical/archaeological resources on site. There are no known flood zones or wetlands on site. An environmental assessment for listed species or an exemption letter signed by an engineer is required at the development review stage.
  5. The subject property is located in an urban neighborhood close to Ocala city limits.
  6. Staff presents an in-depth analysis of Florida Statutes related to urban sprawl in V.B of this report.
  7. The subject property is located in the Urban Growth Boundary. This application is consistent with Policy 3.1.1, sub-policies 2 and 6. Sub-policy 2 states that "all new development within the UGB shall be served by central water and wastewater, whether it is provided by the county, municipality, or private provider." The applicant provided a letter from Ocala Utilities indicating that development would connect to the City's water and sewer systems (Attachment F). As such, this applicant demonstrates compliance with FLUE Policy 3.1.1 sub-policy 2.
  8. Throughout Section VI.A. of this report, staff assess whether the proposed map amendment is consistent with the policies adopted in the County's Comprehensive Plan.
  9. In Section V.B. of this report, staff determined that the proposed UR future land use designation is compatible with existing land uses and future land use designations in the area.
  10. Development will connect to the City of Ocala's central water utilities (Attachment F).
  11. Staff analyzes concurrency in Sections VI.A.6-17 of this report.
4. Policy 5.1.3 on 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 June 29, 2026.

As such, staff find this application is **consistent** with FLUE Policy 5.1.3.

5. FLUE Policy 5.1.4 on Notice of Hearing. "The County shall provide notice consistent with Florida Statutes and as further defined in the LDC."

**Analysis:** Public notice 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.

#### Transportation Element (TE)

6. TE Policy 2.1.4: Determination of Impact. "All proposed development shall be evaluated to determine impacts to adopted LOS standards. Land Development Regulations (LDRs) shall be established, which determine the level and extent of the analysis required based on the extent of the project and its projected trip generation. The information shall, at a minimum, provide for a review of site access, circulation, access management, safety, and, when of sufficient size, roadway links analysis and intersection analysis will be provided, including Average Annual Daily Trips (AADT) and/or peak hour (AM, PM, Sat/Sun)."

**Analysis:** The Development Review Committee (DRC) Comments letter on the proposed amendment found no traffic concerns with this request (See Attachment B). As such, staff find the application is **consistent** with TE Policy 2.1.4 because nearby roads have adequate capacity to accommodate the projected traffic.

#### Sanitary Sewer Element (SSE)

7. SSE Policy 1.1.1: "The LOS standard of 110 gallons per person per day for residential 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:** Development of this property is required to connect to the City of Ocala's centralized sewer (Attachment B & F). The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County's average household size is 2.33 persons. Staff uses 2.33 people per dwelling unit to estimate the sewer demand of the ±0.27-acre subject site under HR and UR future land use designations, shown in Table 4. The equation to determine gallons per day generated is as follows:

$$\text{GPD} = (2.33) * (\# \text{ of DU}) * (110).$$

<b>TABLE 4. Sanitary Sewer Demand</b>		
<b>Max Density Allowed by FLUMS</b>	<b>Max Dwelling Units</b>	<b>Gallons per Day Generated</b>
Existing FLU HR – 8 DU/AC	2 DU	513 GPD
Proposed FLU UR – 16 DU/AC	4 DU	1025 GPD
<b>Net Change</b>	<b>+2 DU</b>	<b>+512 GPD</b>

As such, staff find the application is **consistent** with SSE Policy 1.1.1.

8. SSE Policy 1.1.3. “The County shall encourage the construction of sanitary sewer facilities by public or private sources, or jointly, in accordance with the Marion County Water and Wastewater Utility Master Plan, and the LDC.”

**Analysis:** The City of Ocala has central sewer available to serve the development (Attachment F). As such, staff find the application is **consistent** with SSE Policy 1.1.3.

Potable Water Element (PWE)

9. PWE Policy 1.1.1. “The 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...”

**Analysis:** Development of this property is required to connect to the City of Ocala’s centralized water (Attachment B & F). The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County’s average household size is 2.33 persons. Staff uses 2.33 people per dwelling unit to estimate the water demand of the ±0.27-acre subject site under HR and UR future land use designations, shown in Table 5. The equation to determine gallons per day generated is as follows:  
 $GPD = (2.33) * (\# \text{ of DU}) * (150)$ .

<b>TABLE 5. Potable Water Demand</b>		
<b>Max Density Allowed by FLUMS</b>	<b>Max Dwelling Units</b>	<b>Gallons per Day Generated</b>
Existing FLU HR – 8 DU/AC	2 DU	699 GPD
Proposed FLU UR – 16 DU/AC	4 DU	1,398 GPD
<b>Net Change</b>	<b>+2 DU</b>	<b>+699 GPD</b>

10. PWE Policy 1.6.4. “Adequate potable water supplies and facilities which meet the adopted LOS standards shall be available concurrent with the impacts or development.”

**Analysis:** The City of Ocala has central water available to serve the development (Attachment F). As such, staff find the application is **consistent** with PWE Policy 1.6.4.

Solid Waste Element (SWE)

11. SWE Policy 1.1.1. “The 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:** The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County’s average household size is 2.33 persons. Staff uses 2.33 persons per dwelling unit to estimate waste demand of the ±0.27-acre subject property under HR and UR future land use designations, shown in Table 6. The equation to determine gallons per day generated is as follows:  $PPD = (2.33) * (\# \text{ of DU}) * (6.2)$ .

<b>TABLE 6. Solid Waste Demand</b>		
<b>Max Density Allowed by FLUMS</b>	<b>Dwelling Units</b>	<b>Pounds per Day Generated</b>
Existing FLU HR – 8 DU/AC	2 DU	29 PPD
Proposed FLU UR – 16 DU/AC	4 DU	58 PPD
<b>Net Change</b>	<b>+2 DU</b>	<b>+29 PPD</b>

As such, staff find the application is **consistent** with SWE Policy 1.1.1.

12. SWE Policy 1.1.5. “Permits shall be denied for development that would either increase demands on an already deficient facility or cause a facility to exceed its capacity until such time that the facility may provide service in accordance with the adopted LOS standard.”

**Analysis:** The County has identified and arranged short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. The owner is placed on notice that should disposal facilities become unavailable, permits shall not be issued for the dwelling units. As such, staff find the application is **consistent** with SWE Policy 1.1.5.

Stormwater Element (SE).

13. **SE Policy 1.1.4.** “The 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:** Marion County’s Stormwater division indicates that there are no concerns and the site will be subject to a Minor or Major Site plan depending on whether the proposed impervious coverage exceeds 9,000 square feet (Attachment B). As such, staff find the application is **consistent** with SE Policy 1.1.4.

14. SE Policy 1.1.5. “Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.”

**Analysis:** The owner will be responsible for funding stormwater facilities with enough capacity to handle post-development runoff. As such, staff find the application is **consistent** with SE Policy 1.1.5.

Public school.

15. **Analysis:** The County’s Comprehensive Plan does not set a LOS standard for public schools; however, staff still assess how new residential development may affect school enrollment. Marion County Public Schools provides enrollment data for the schools zoned for the subject property. Enrollment levels depicting initial school capacity for the 2026-2027 are: South Ocala Elementary at 101% capacity, Osceola Middle at 97% capacity, and Forest High at 91% capacity. Staff uses student generation equations provided by Marion County Public Schools to demonstrate the potential increase in demand for public school facilities. Staff finds that the maximum four (4) dwelling units allowed by an UR designation would generate 0.548 elementary age students, and staff rounds up to one (1) whole student. South Ocala Elementary is slightly over capacity, but there is sufficient capacity through Marion County Public Schools’ controlled open enrollment system.

<b>TABLE 7. Student Generation for Single-Family Residential</b>				
<b>Max Density Allowed by FLUMS</b>	<b>Elementary Students</b>	<b>Middle Students</b>	<b>High Students</b>	<b>Total Students</b>
Existing FLU HR - 8 DU/AC	0	0	0	0
Proposed FLU UR - 16 DU/AC	1	0	0	1
<b>Net Change</b>	<b>+1</b>	<b>+0</b>	<b>+0</b>	<b>+1</b>

Based on the above findings, staff finds that the **public school impacts generated by this small-scale comprehensive plan map amendment would not adversely affect the public interest.**

#### Fire Rescue/emergency.

16. **Analysis:** 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.

The site is within Marion County's Fire Station District #16 Shady, located at 7151 S Magnolia Avenue, Ocala, FL, which is  $\pm 2.6$  miles southwest as-the-crow-flies and  $\pm 4.5$  miles by road from the subject property. According to Google Street View directions, the travel time from Fire Station #16 is eight (8) to ten (10) minutes, depending on time of day and route.

The site is also  $\pm 1.0$  miles southeast as-the-crow-flies and  $\pm 1.3$  miles by road from Ocala's Fire Station #7 located at 885 SE 31<sup>st</sup> St, Ocala, FL. According to Google Street View directions, the travel time from Fire Station #7 is three (3) to four (4) minutes, depending on time of day and route.

Based on the above, staff finds that the **fire rescue/emergency impacts generated by this small-scale comprehensive plan map amendment would not adversely affect the public interest.**

#### Law enforcement.

17. **Analysis:** The Comprehensive Plan does not establish a LOS standard for law enforcement, but staff have established a 5-mile radius from the subject property as evidence of the availability of such services.

The Sheriff's South Multi-District District Office, located at 3260 SE 80th Street, Ocala, FL, is roughly  $\pm 3.2$  miles as-the-crow-flies and  $\pm 3.7$  road miles from the subject property. According to Google Street View directions, the travel time from the nearby office is roughly 6 to 10 minutes, depending on time of day and route.

Based on the above, staff finds that the **law enforcement impacts generated by this small-scale comprehensive plan map amendment would not adversely affect the public interest.**

#### Conclusion.

In summary, staff concludes that the requested UR future land use designation is consistent with the Marion County Comprehensive Plan policies listed above and would not adversely impact the public interest.

B. *Consistency with Chapter 163, Florida Statutes.*

Section 163.3177(8) provides, “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, availability of facilities and services:** Section A of this staff report included a detailed analysis of the availability of facilities and services. As such, staff draw the following conclusions:

1. The subject property is in a built-up urban area with access to an extensive, pre-existing paved road network. The maximum four (4) dwelling units allowed under the proposed UR designation would have minimal impact on road facilities.
2. Central utilities from the City of Ocala are available for connection.
3. Stormwater concerns will be addressed and mitigated at the time of development.
4. There is capacity in the Marion County Public Schools system to absorb the students generated by the maximum 4 dwelling units allowed by the UR designation.
5. Marion County Sheriff and Fire Rescue have facilities within a 5-mile radius of the subject property.

Based on the above information, the application provides availability to all needed facilities and services and **complies with and conforms to** F.S. Section 163.3177(6)(a)8a.

**Analysis, suitability of proposed use:**

The Springs Protection Overlay Zone is intended to protect the quality and quantity of the Florida Aquifer beneath Marion County, as well as the environmental, recreational, and economic value of Silver Springs and Rainbow Springs. The subject property lies within the County’s Primary Springs Protection Overlay Zone, which is more vulnerable than the Secondary Springs Protection Overlay Zone. Central utility systems are available from the City of Ocala. Connecting to these utilities would reduce development impact on the County’s springs. These factors support the subject parcels’ suitability for the maximum development potential of 4 dwelling units if the UR future land use designation is approved.

While all groundwater in Florida is vulnerable to contamination due to the state's hydrogeologic conditions, levels of vulnerability vary. The Florida Department of Environmental Protection's *Florida Aquifer Vulnerability Assessment* classifies most of Marion County as "Most Vulnerable." The *Marion County Aquifer Vulnerability Assessment* finds the subject property falls within the "Vulnerable" classification relative to other land within the County. A karst and geologic assessment will be required during the development review process.

The subject property consists of Hague Sand soil, which is well-drained. The NRCS's records indicate that Hague Sand soil performs well for the construction of dwellings without basements and paved roads, which require minimal maintenance on this soil type. However, the NRCS notes that Hague Sand poses challenges for lawns, landscaping, golf fairways, and shallow excavations. Such limitations often require major soil reclamation, special design, or costly installation methods for lawns, landscaping, and golf fairways. Therefore, during development review, soil amendments or appropriate plant selection may be necessary to ensure landscaping viability.

No natural, cultural, or historical resources are present on the subject property or adjacent parcels, as confirmed by staff's review of GIS data from the Florida Department of Environmental Protection.

In summary, staff finds the subject property suitable for the uses permitted under the requested Urban Residential (UR) future land use designation, subject to considerations related to aquifer vulnerability and Hague Sand soil characteristics.

This analysis **complies with** F.S. Section 163.3177(6)(a)8b.

#### **Analysis, minimum land:**

The analysis of the minimum amount of land needed to achieve the goals and requirements of this section was addressed in staff's analysis of FLUE Policies 1.1.5, 2.1.20, 3.1.1, and 5.1.2.

Therefore, this analysis **complies with** F.S. Section 163.3177(6)(a)8c.

2. Section 163.3177(9) provides "The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
  - a. The 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 that 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 finds the proposed amendment discourages the proliferation of urban sprawl because it would allow denser infill development in an established urban area with sufficient public facilities and services for future residents. Based on the above finding, it is concluded that the proposed amendment is **consistent** with F.S. Section 163.3177(9).a.

- b. The 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 the 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:** The proposed small-scale comprehensive plan map amendment directs development to an existing urban area where environmental impacts are minimal, public infrastructure can be maintained in a cost-effective manner, residents can walk to nearby commercial uses, and water utilities can be provided by Ocala to promote water conservation in the Primary Springs Protection Overlay Zone. Based on the above finding, it is concluded that the proposed amendment is **consistent** with F.S. Section 163.3.177(9).b.

## VII. STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed land use amendment and provides the following findings:

- A. Is consistent with the Marion County Comprehensive Plan, specifically the following,
  - 1. FLUE policies 1.1.5; 2.1.20; 5.1.2; 5.1.3; and 5.1.4
  - 2. TE policy 2.1.4
  - 3. SSE policies 1.1.1 and 1.1.3
  - 4. PWE policies 1.1.1 and 1.6.4
  - 5. SWE policies 1.1.1 and 1.1.5
  - 6. SE policies 1.1.4 and 1.1.5
- B. Is consistent with Chapter 163, Florida Statutes,
- C. Will not adversely affect the public interest, and
- D. Is compatible with the surrounding area.

### A. PLANNING & ZONING COMMISSION RECOMMENDATION

To be determined. Scheduled for June 29, 2026, at 5:30 PM.

### B. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for July 21, 2026, at 2:00 PM.

### C. LIST OF ATTACHMENTS

- A. Initial Application Package.
- B. Development Review Committee Comments.
- C. Site Visit Photos.
- D. 2017 Notice of Unsafe Structure Abatement & Abandonment.
- E. 2017 Building Demolition Permit, 2017050134.
- F. Ocala Utilities Letter of Availability.