



**Marion County  
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION  
STAFF REPORT**

<b>P&amp;Z Date: 11/25/2024</b>	<b>BCC: 12/17/2024</b>
<b>Case Number</b>	241207ZC
<b>CDP-AR</b>	32015
<b>Type of Case:</b>	<b>Rezoning</b> from General Agriculture (A-1) to Residential Estate (R-E)
<b>Owner</b>	Margery Ann Longstreet
<b>Applicant</b>	Margery Ann Longstreet
<b>Site Address</b>	1853 E Hwy 318, Citra, FL 32113
<b>Parcel Number</b>	03428-000-00
<b>Property Size</b>	±3.24 acres
<b>Future Land Use</b>	Low Residential (LR)
<b>Zoning Classifications</b>	General Agriculture (A-1)
<b>Overlay Zone/Scenic Area</b>	Farmland Preservation Area (FPA); Secondary Springs Protection Overlay Zone (SSPOZ)
<b>Staff Recommendation</b>	<b>APPROVAL</b>
<b>P&amp;ZC Recommendation</b>	<b>APPROVAL (ON CONSENT)</b>
<b>Project Planner</b>	Antony Alva, GIS Technician Analyst
<b>Related Case(s)</b>	None

## I. ITEM SUMMARY

Margery Ann Longstreet has submitted a zoning report requesting a zoning change for her property at 1853 E Hwy 318 in Citra, Florida. The parcel, identified as 03428-000-00, covers approximately 3.24 acres. Longstreet seeks to rezone the property from General Agriculture (A-1) to Residential Estate (R-E). While this property is situated outside the Urban Growth Boundary (UGB), it falls within both the Farmland Preservation Area (FPA) **shown in Figure 1**, General location map; and the Secondary Springs Protection Overlay Zone (SSSPOZ). The proposed rezoning to Residential Estate would permit an additional residential dwelling on the property.

Staff has recommended approval of this rezoning request, based on an analysis of its alignment with public interest, surrounding land uses, and the Marion County Comprehensive Plan. The report finds that the rezoning would not adversely affect public interest, as it complies with Land Development Code (LDC) Section 2.7.3.E.2, which requires rezoning decisions to safeguard public interest and adhere to local development standards. Additionally, the report notes that similar zoning changes have been approved in the area, underscoring the request's consistency with prior development patterns.

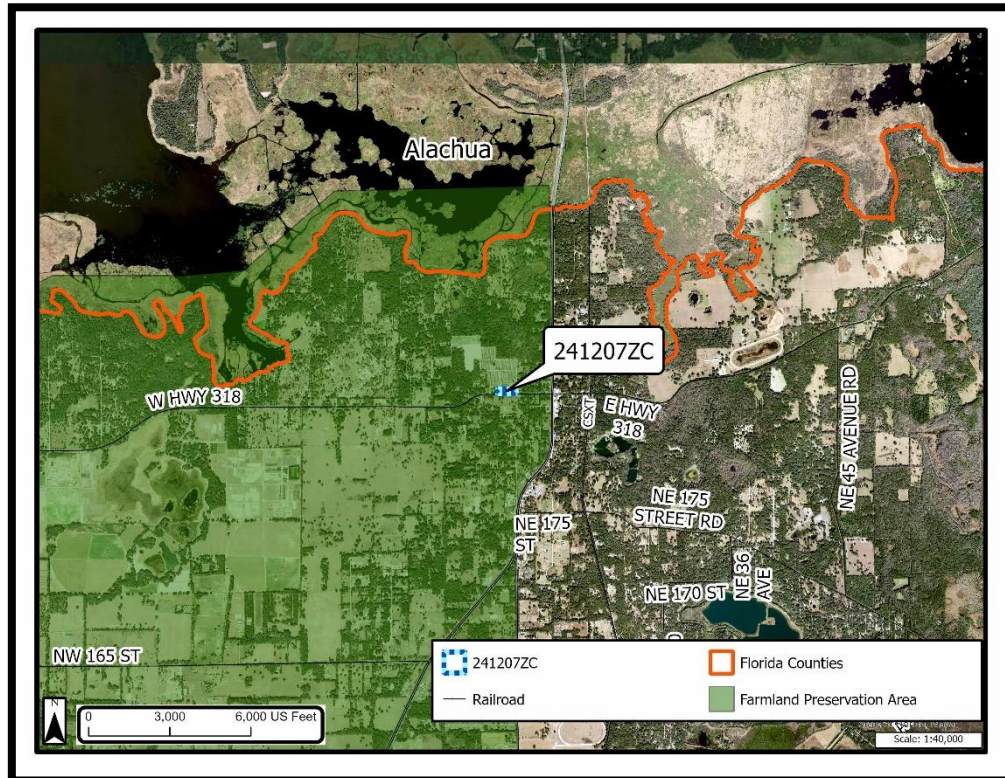
Staff analysis of transportation, potable water, storm water management, and other public services indicates that rezoning the property would not place a significant burden on these facilities. The property fronts E Hwy 318, a collector road, with secondary access via NE 19th Court, an unpaved subdivision road. Although the area lacks transit routes or multimodal pathways, the report concludes that the rezoning would not create adverse transportation impacts. Additionally, while the rezoning may slightly increase demand for potable water and sanitary sewer services, this impact is expected to be minimal. The report further notes that the proposed change would not materially affect solid waste generation, recreation, or emergency services.

Regarding compatibility with surrounding land uses, the report indicates that the property borders other parcels zoned for residential purposes. Several nearby parcels have previously been rezoned from A-1 to R-E, aligning this request with the area's existing development pattern. The subject property, along with adjacent parcels, holds a Low Residential designation under the Future Land Use Map Series (FLUMS). The proposed rezoning would preserve this land use classification, avoiding any need for a comprehensive plan amendment.

The report underscores that the rezoning request aligns with the county's Comprehensive Plan, specifically FLUE Policies 3.1.4, 3.1.5, and 3.3.1, which advocate for rural preservation and suitable development within the Farmland Preservation Area. Staff's recommendation is based on the rezoning's support for the rural character of the area, while allowing a modest increase in residential use, which is consistent with existing policies. The rezoning would also maintain service level standards for public facilities, with no need for expanded infrastructure or additional services.

In conclusion, staff recommends approval of the rezoning request. The proposed change would not adversely impact public interest, it is compatible with surrounding land uses, and it aligns with the Marion County Comprehensive Plan. This recommendation is based on a thorough analysis of potential impacts on public services, transportation, and land use compatibility.

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



## II. STAFF SUMMARY RECOMMENDATION

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

### III. NOTICE OF PUBLIC HEARING

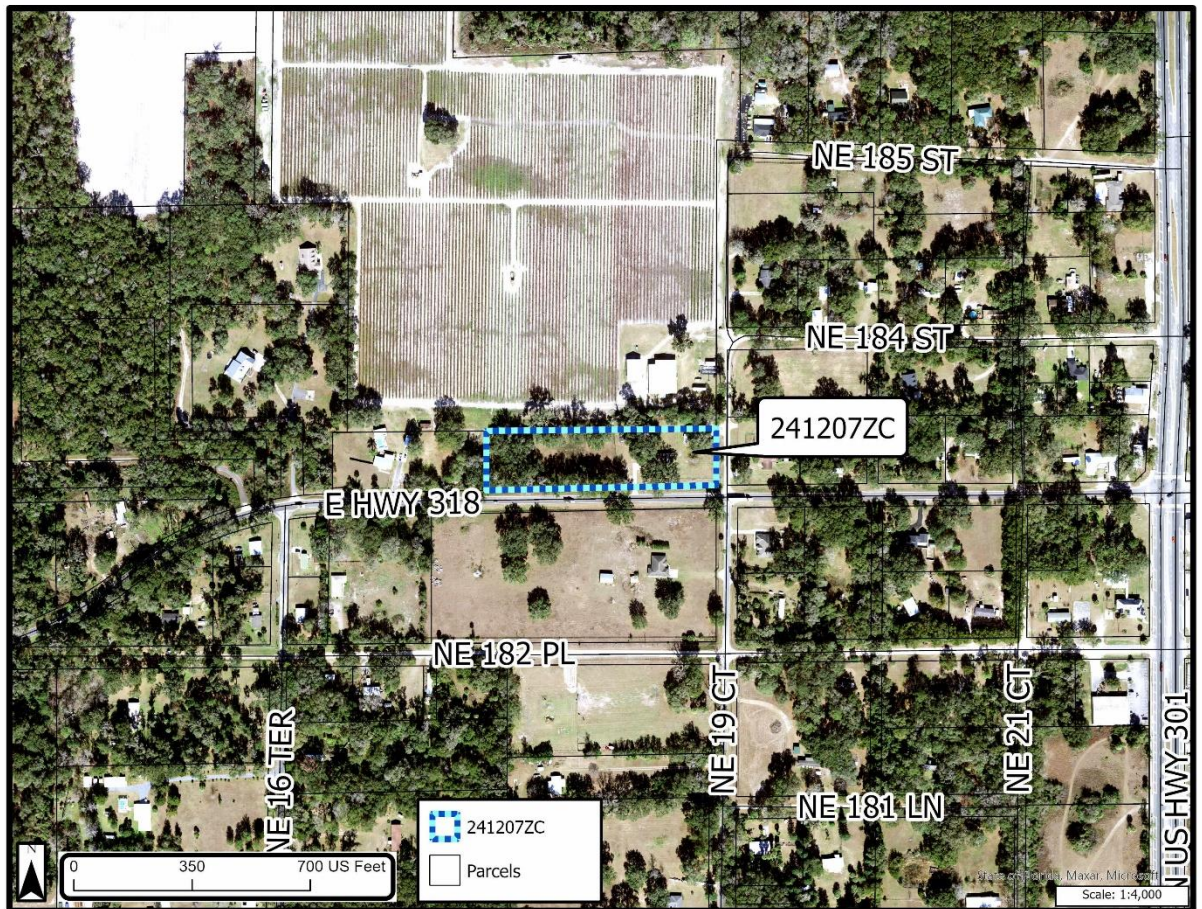
Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (7 property owners) within 300 feet of the subject property on November 8, 2024. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on November 7, 2024, and consistent with LDC Section 2.7.3.E. due public notice was published in the Ocala Star-Banner on November 11, 2024. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Evidence of the above-described public notices are on file with the Growth Services Department and are incorporated herein by reference.

### IV. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these criteria are addressed below.

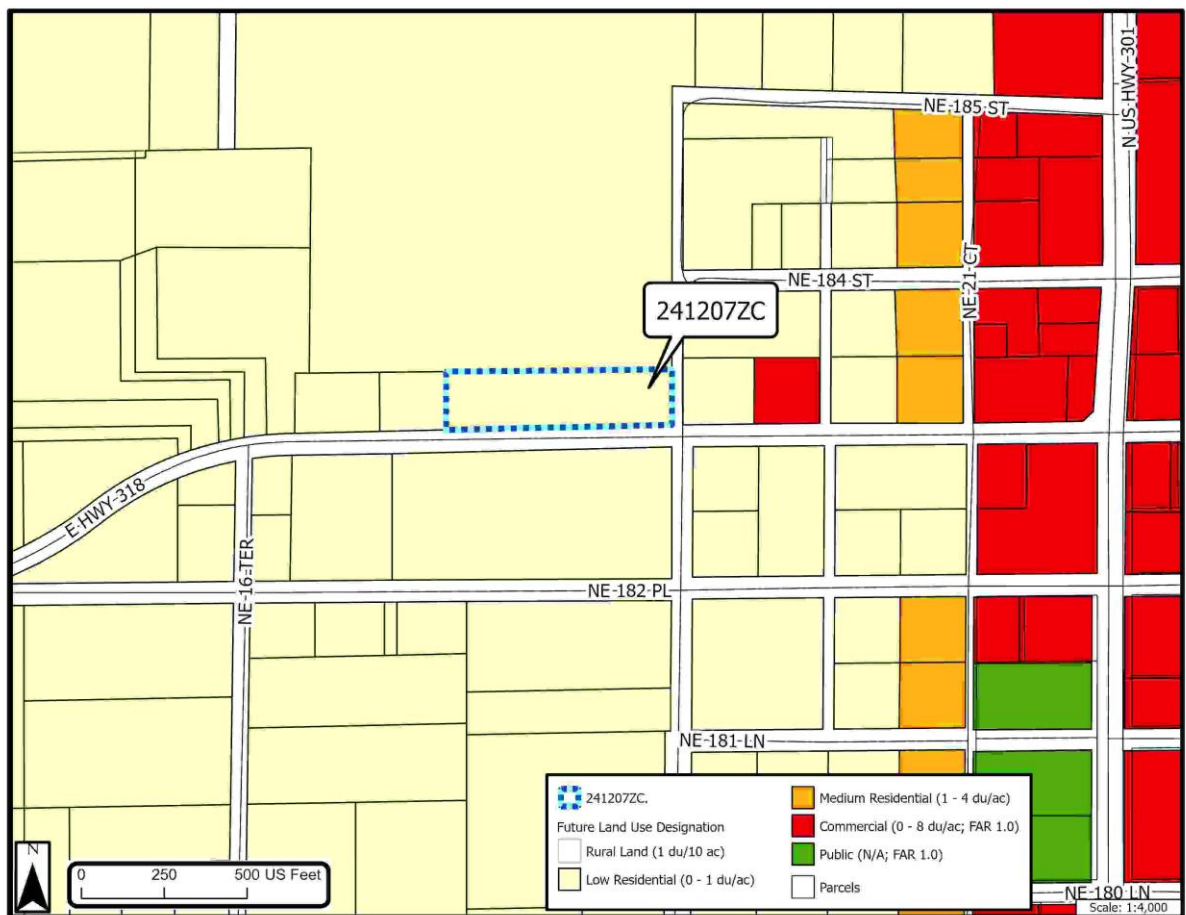
- A. *Compatibility with surrounding uses.* Compatibility is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." **Figure 2** is an aerial photograph identifying the site and surrounding area.

**Figure 2**  
**Aerial with Surrounding Area.**



**Figure 3** displays the subject and surrounding properties' Future Land Use Map Series (FLUMS) designations. It shows the subject property and all surrounding properties are designated Low Residential with a few nearby Medium Residential properties and Commercial properties along N US Hwy 301. The Low Residential land use designation is ordinarily intended "to recognize areas suited for primarily single-family residential units for existing and new development within the UGB, a PSA or Urban Area. ... This land use designation is considered the Urban Area. Where Low Residential abuts the Farmland Preservation Area or other Rural Area, hamlet, clustered or other development methods to preserve large tracts of open space is encouraged."

**Figure 3**  
**FLUMS Designation**



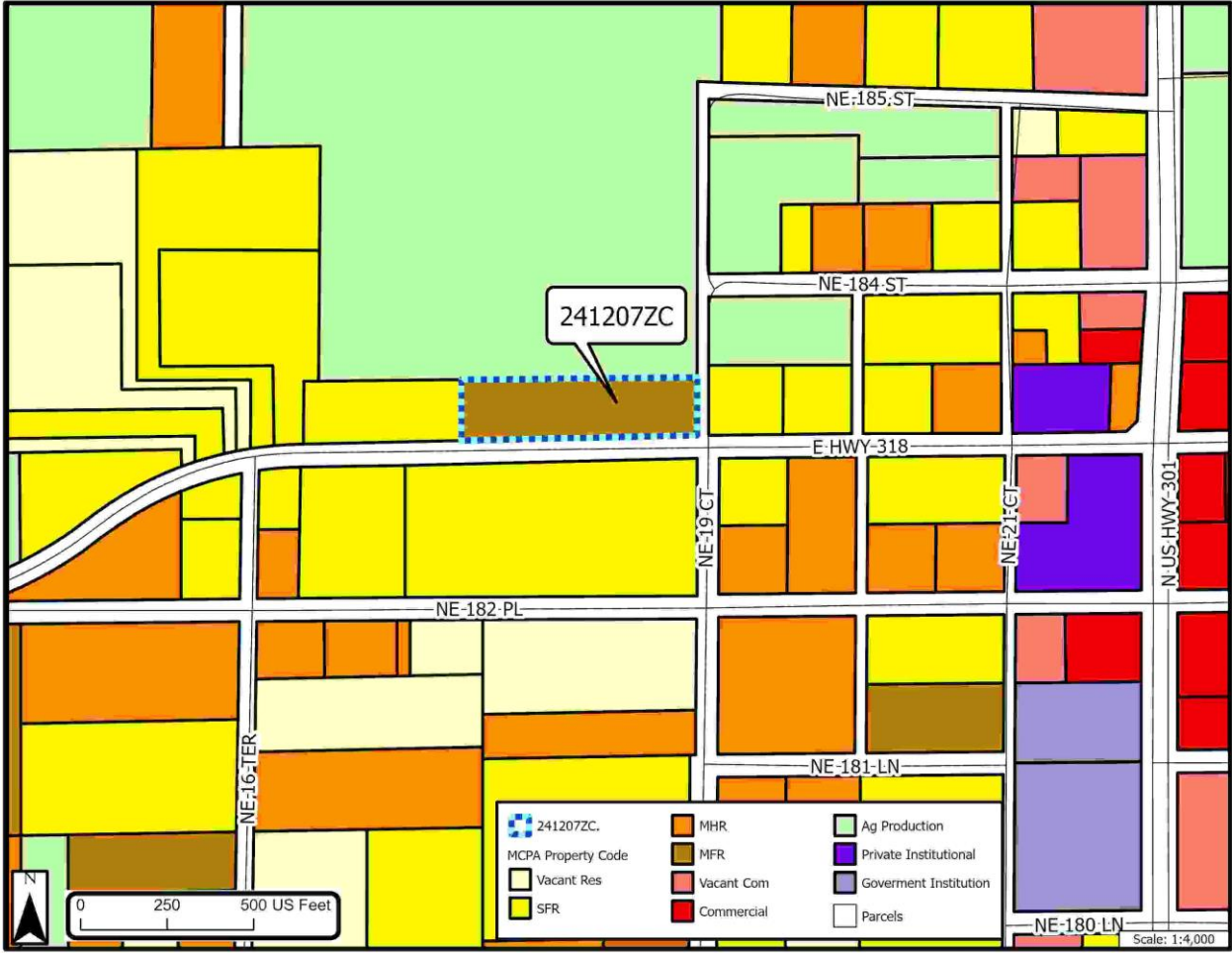
**Figure 4** illustrates the existing land uses for the site and surrounding areas based on Marion County Property Appraiser (MCPA) records. The subject property is located approximately three blocks west (1,300 feet or 0.25 miles) of N US Hwy 301 and about 1.5 miles south of the Alachua County line.

Several parcels in the vicinity have sought and been approved for similar zoning change requests over the years. Notably, the property directly to the south west was rezoned from A-1 to R-E in 1997, with its current use listed as a single-family residence according to MCPA records.

Additionally, another parcel located a quarter of a mile southwest was approved for a partial rezoning from A-1 to R-E in 2022. Similarly, a parcel less than a mile southeast, was approved for a rezoning from A-1 to R-E in 2006.

The subject property in this case is currently designated as Multifamily Residential (MFR) under the MCPA map layer.

**Figure 4**  
**Existing Uses**



**Figure 5** reflects the proposed rezoning request to change the site's zoning classification from A-1 (General Agriculture) to R-E (Residential Estate) in relation to the surrounding zoning classifications. The subject property is not part of a recorded subdivision, and as previously explored, a number of properties in the area have been rezoned from A-1 (General Agriculture) to R-E (Residential Estate).

**Figure 5  
Proposed Zoning Classification**

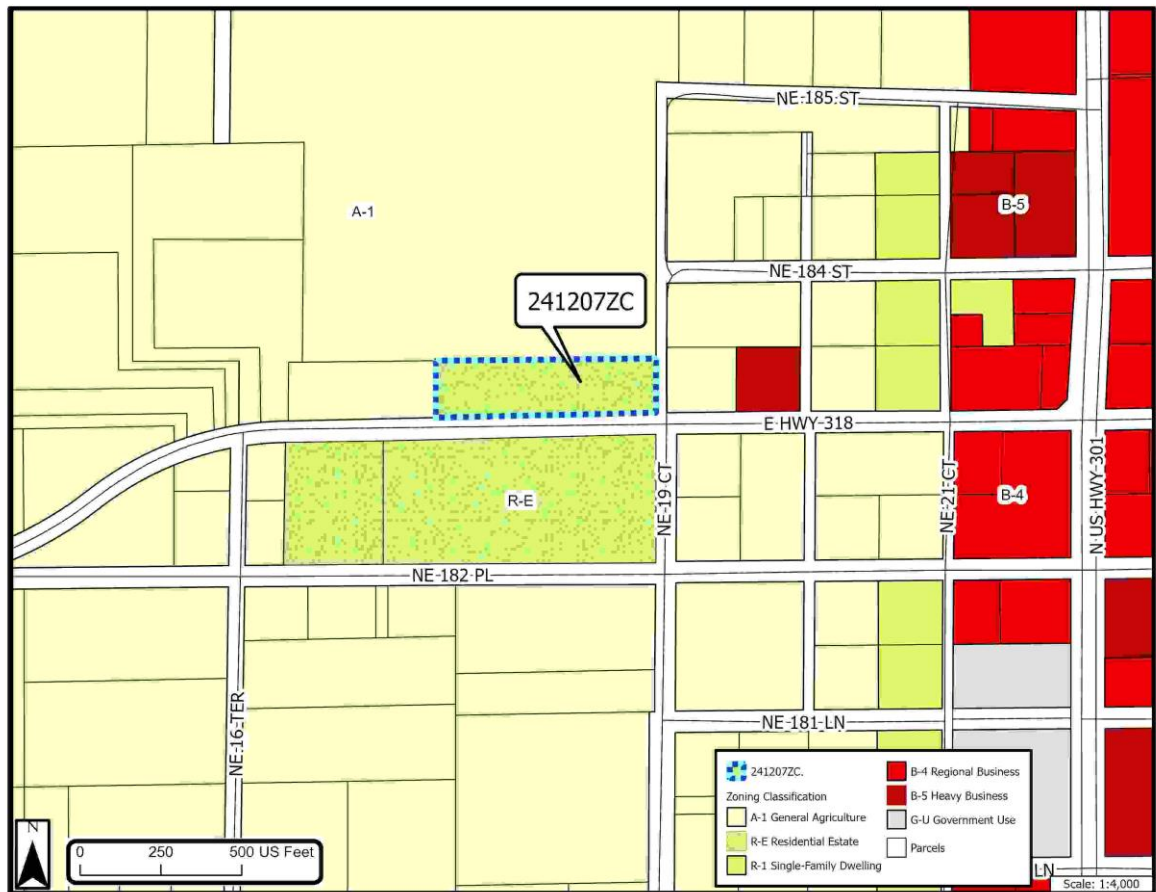


Table A summarizes the existing site and adjacent property characteristics as reflected in prior Figures 3, 4, and 5.

<b>TABLE A. Adjacent Property Characteristics</b>			
<b>Direction</b>	<b>FLUM Designation</b>	<b>Zoning Classification</b>	<b>Existing Use per MCPA Property Code</b>
<b>Site(s)</b>	Low Residential (LR)	General Agriculture (A-1)	(MFR) Multi-family Residential
<b>North</b>	LR	General Agriculture (A-1)	(Ag) Agricultural Production
<b>South</b>	LR	Residential Estate (R-E)	(SFR) Single-family Residential
<b>East</b>	LR	General Agriculture (A-1)	(SFR) Single-family Residential
<b>West</b>	LR	General Agriculture (A-1)	(SFR) Single-family Residential

B. *Effect on the public interest.*



1. Transportation impacts. These include roadways, public transit, and other mobility features.
  - a. Roadways. The subject property is located on E Hwy 318, a paved Office of the County Engineer (OCE) maintained collector road. The subject property also fronts NE 19<sup>th</sup> Court, a porting of unpaved local subdivision road. The proposed zoning change will not adversely impact these roads from the change to the subject property, as the proposed change is a straight rezoning and not a more intense use than its current A-1 zoning.
  - b. Public transit. The property is not along any existing transit routes. No transit routes are currently projected to extend to the vicinity of the project.
  - c. Other mobility features. Sidewalks and multi-modal paths do not currently exist along the site's frontages or generally within the immediate neighborhood.

Based on the above, this request's **transportation impacts would not adversely impact the public interest.**

2. Potable water impacts. Potable Water Element Policy 1.1.1 establishes a level of service (LOS) standard of 150 gallons per person per day for residential use and 2,750 gallons per acre per day for nonresidential use. The proposed rezoning to Residential Estate (R-E) would allow for one additional single-family home, in addition to the existing home on the property, as part of a *proposed One Time Division*. As a result, the potable water demand is expected to increase from the current 360 gallons per day to 720 gallons per day.

The property is not within the Marion County Utility Service Area and outside connection distance requirements. LDC Section 6.14.2.C addresses the provision of utility services for areas lacking central services wherein on-site services, may be provided. While the proposed zoning change would increase the residential development allowance of the site, the increase in impact would be inconsequential. Therefore, this request's **potable water impacts would not adversely affect the public interest.**

3. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand. Based on the proposed rezoning that would permit the development of a family cottage/guest residence, the potential service demand would increase from 264 gallons per day to 528 gallons per day.

The property is not within the Marion County Utility Service Area and outside connection distance requirements. LDC Section 6.14.2.C addresses the provision of utility services for areas lacking central services wherein on-site services, may be provided. Since the proposed zoning change would not significantly increase the residential development allowance of the site, the **sanitary sewer impacts would not adversely affect the public interest.**

4. Solid waste impacts. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day for residential demand. A commercial/industrial level of service standard is not currently in place for Marion County as such operations are required to provide for individual commercial collection wherein disposal within Marion County is alternatively addressed. Since the proposed zoning change would not significantly increase the residential development of the site, the request's **solid waste impacts would not adversely affect the public interest.**
5. Recreation. Recreation Element Policy 1.1.1. adopts a level of service standard of two (2) acres per 1,000 persons. Marion County features a variety of federal, state, and local recreation lands, satisfying the general level of service standard.

Since the proposed zoning change would not significantly increase the residential development of the site, it is concluded that **recreation impacts would not adversely affect the public interest.**

6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site is not in a flood prone area. Based on the above, it is concluded **stormwater management effects would not adversely affect the public interest.**
7. Fire rescue/emergency services. The site is within the Citra Fire District. Marion County has a fire station located approximately one quarter mile to the southeast of the subject property, at 2189 NE 180TH Lane. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services but staff has established a 5-mile drive time from the subject property as evidence of the availability of such services. Based on the above, it is concluded the rezoning's **fire rescue/emergency impacts would not adversely affect the public interest.**
8. Law enforcement. The Sheriff's North Multi-District District Office substation, located at 8311 N Hwy 441, Ocala, FL 34475, is ±10 miles southwest of the subject property. The Comprehensive Plan does not establish a level of service standard for law enforcement

services but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. However, the subject property is approximately 1.25 miles south of the Alachua County line. There are currently no other Sheriff's offices north of the one on N Hwy 441. Based on the above, the rezoning's **law enforcement impacts would not adversely affect the public interest.**

9. Public schools. The proposed rezoning to R-E (Residential Estate), allows for the same level of residential development as the existing zoning. It is concluded the application's public-school impacts **would not adversely affect the public interest.**

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

C. *Comprehensive Plan consistency.*

1. **FLUE Policy 3.1.4:** Rural Area Outside of UGB.

*The lands outside of the UGB shall generally be referred to as the Rural Area and development in this area shall be guided by the following principles and as further defined in the LDC:*

- 1. Protect the existing rural and equestrian character of the area and acknowledge that a certain portion of the County's population will desire to live in a rural setting.*
- 2. Promote and foster the continued operation of agricultural activities, farms, and other related uses that generate employment opportunities in the Rural Area.*
- 3. Establish a framework for appropriate future opportunities and development options including standards that address the timing of future development.*
- 4. Create a focused strategy for the regulation of mining and resource extraction activity.*
- 5. Allow for new Rural Land and Rural Activity Center Future Land Use designations with a Comprehensive Plan Amendment (CPA), as further allowed in this Plan and as further defined in the LDC.*

**Analysis:** The subject property is currently being utilized as a Single-family Home on ±3.24 acres. The owner has existing two (2) dwellings on separate lots as a proposed one (1) time division.

With consideration for the immediate neighbors, the subject parcel is being underutilized. It would be an appropriate site for

two (2) dwellings, which they would be permitted to do by right in the Residential Estate (R-E) zoning classification.

In addition, the neighbor immediately to the southwest of the subject property was granted this exact zoning change (A-1 to R-E) back in 1997.

For these reasons, granting the rezoning request for the subject property would be **consistent with the Comprehensive Plan** under FLUE Policy 3.1.4.

2. **FLUE Policy 3.1.5: Urban Areas Outside of UGB**

*The County shall maintain existing Future Land Use designations that have been previously adopted that are outside of the UGB to recognize vested development rights. Any expansion or creation of new Urban Areas outside the UGB shall require a Comprehensive Plan Amendment, analysis to demonstrate the potential need for the creation of such new Urban Areas, and other appropriate documentation in accordance with Policy 3.1.3. It shall not be necessary to modify the UGB to expand or create Urban Areas outside the UGB unless the expansion or creation of new urban area is within the FPA.*

**Analysis:** The subject property as well as all of the surrounding neighbor properties are all designated (LR) Low Residential land use. This application is not seeking to change the land use of the subject property, and therefore does not propose to expand or create an urban area outside of the Urban Growth Boundary, and therefore does not require a land use amendment. Low Residential land use designation allows for up to one (1) dwelling unit per acre. Therefore, this property has potential in the future to have three (3) Dwelling on it. For these reasons, this request is **consistent with the Comprehensive Plan** under FLUE Policy 3.1.5.

3. **FLUE Policy 3.3.1: Elements of Rural Character in the Farmland Preservation Area.**

*The County shall preserve and protect rural and equestrian/agricultural character within the Rural Lands, specifically the Farmland Preservation Area, by requiring that all appropriate future development activities within this Area preserve, support, and enhance the fundamental elements of rural character set forth below, and further requiring that all Zoning Changes and Special Use Permits within the Farmland Preservation Area be consistent with*

*and preserve, protect, support, and enhance the rural, equestrian, and farmland character of the Farmland Preservation Area. The fundamental elements of rural character include the following:*

*1. Scenic Views: The viewshed of arterial and collector roadways in the Rural Area shall be protected from land clearing and other visual intrusions associated with development; such protections, however, shall not restrict the fundamental agricultural uses permitted within this Area.*

**Analysis:** If approved, this rezoning request would be consistent with the Comprehensive Plan under this provision. While it is situated on a collector road (E Hwy 318), access to the property currently is on (E Hwy 318 & NE 19<sup>th</sup> Court), and staff recommends maintaining this access location. The area is very scenic, and this zoning change would make this property the same zoning classification as the southern neighboring property. For these reasons, this request is **consistent with the Comprehensive Plan** under this policy.

*2. Open Space Protection: Residential development options shall include incentives to promote the protection of open spaces.*

**Analysis:** The subject property currently has two (2) Dwelling homes, and the Dwelling to the east has a detached garage. The remainder of the property is open space. The request to change the current zoning classification to R-E (Residential Estate) will allow the subject property to remain **consistent with the Comprehensive Plan** under this provision.

*3. Rural Lighting: In order to preserve the rural character of the area, artificial illuminating devices, emission of undesirable rays into the night sky, glare to oncoming traffic and intrusion of light onto adjacent properties shall be prevented to the greatest extent possible, as further defined in the LDC.*

**Analysis:** This application only seeks to change the zoning classification. Once a plan has been submitted for formal review process, conditions can then be imposed to ensure any development of the subject property is mindful of this provision. Therefore, this request is **consistent with the Comprehensive Plan** under this provision.

*4. Transportation: Roadway design within the Rural Area shall be consistent with the principles of context sensitive design, which considers the relationship of land uses and all aspects of roadway design, including speed, travel lane width, access management, and landscaping.*

**Analysis:** This provision is not offended by the approval of this rezoning request. Therefore it is **consistent with the Comprehensive Plan** under this provision.

*Where feasible, expansion or alteration of existing roadway corridors, including State Facilities, will be the preferred method to meet long-range transportation needs. New transportation corridors intended to be used specifically for the construction of expressways or limited access roadways within the Farmland Preservation Area shall be developed in such a way as to avoid negative impacts to vital farmlands, key environmental areas, and valuable open space so that transportation and land use are compatible with the rural character of the area. The development of any such corridor shall be closely coordinated with the Board of County Commissioners and County Staff.*

*5. Infrastructure: Other infrastructure including water and sewer utilities and stormwater facilities within the Rural Area shall reflect a rural level of service and shall not be modified to the point that it encourages or allows for urban development.*

**Analysis:** There are no connections to central water and sewer near to the subject property, and most likely won't be for the foreseeable future. This property is very close to the Alachua County line, and therefore, any impacts to water and sewer utilities, as well as stormwater devices that are installed can be easily developed in a way so as to allow for development while continuing to reflect a rural level of service. Conditions may be imposed as part of a formal review process. Therefore, at this time, granting this rezoning request is **consistent with the Comprehensive Plan** under this provision.

4. **TE Policy 2.1.4** on determination of impact provides in part “[a]ll proposed development shall be evaluated to determine impacts to adopted LOS standards.”

**Analysis:** Staff finds potential traffic impacts of the proposed rezoning will be functionally unaffected as the proposed zoning change would not significantly increase the residential development of the site, as it would allow the development of a family cottage/guest residence. Therefore, the proposed rezoning is **consistent** with TE Policy 2.1.4.

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

## V. ALTERNATIVE RECOMMENDATIONS

- 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 to the Board of County Commissioners to **DENY** the rezoning 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 make a recommendation to the Board of County Commissioners to **TABLE** 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.

## VI. 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 to **APPROVE** the proposed rezoning because the application:

- A. Will not adversely affect the public interest because public facility and services are available consistent with level of service standards;
- B. Is consistent with the Comprehensive Plan provisions because it is in conformance with:
  - 1. FLUE Policies 3.1.4, 3.1.5, and 3.3.1.
  - 2. TE Policy 2.1.4
- C. Is compatible with the surrounding uses because the proposed rezoning would not change the maximum amount of density allowed on the property.

## **VII. PLANNING & ZONING COMMISSION RECOMMENDATION**

Approval, on consent.

## **VIII. BOARD OF COUNTY COMMISSIONERS ACTION**

TBD

## **IX. LIST OF ATTACHMENTS**

- A. Rezoning application
- B. DRC Staff Review Comments
- C. Site Photos