



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

Public Hearing Dates	P&Z: 5/28/2025	BCC: 6/16/2025
Case Number	25-S06	
CDP-AR	32432	
Type of Case: Small-Scale Comprehensive Plan Amendment	<i>Future Land Use Designation Change:</i> FROM: Rural Land (1 to 10 DU/AC) TO: Commerce District (FAR – 2.0)	
Owner	Gary W. Smallridge & Thomas Conrad	
Applicant	Randall Alvord	
Street Addresses	2797 SE CR 484 & (No addresses assigned)	
Parcel Numbers	41520-001-04 & 41520-101-04	
Property Size	±30.21 acres	
Future Land Use	Rural Land (RL)	
Zoning Classification	General Agriculture (A-1)	
Overlay Zone/Scenic Area	Outside of the Urban Growth Boundary (UGB), In the Secondary Springs Protection Overlay Zone (SSPZ)	
Staff Recommendation	DENIAL	
P&ZC Recommendation	TBD	
Related Cases	250406ZC: Rezone from General Agriculture (A-1) to Light Industrial (M-1)	
Code Cases	N/A	

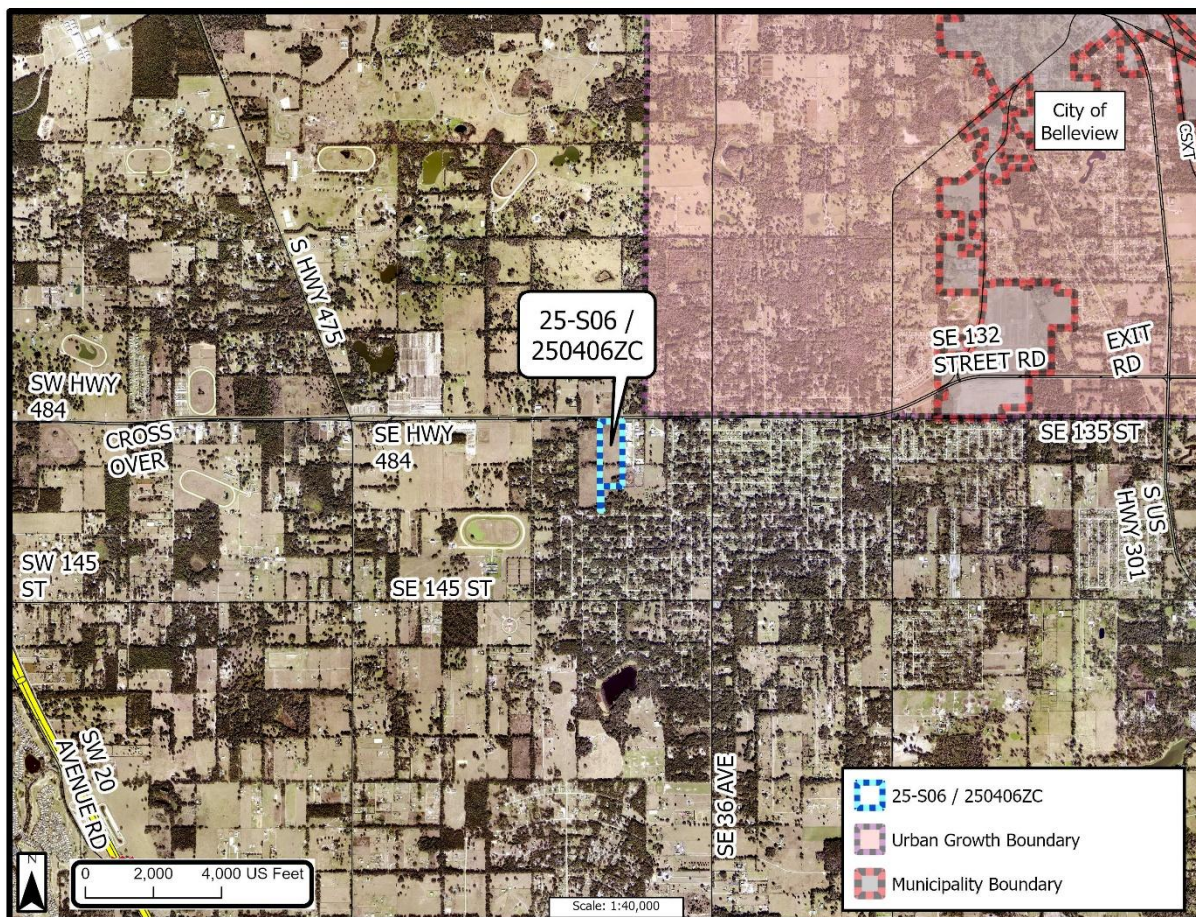
I. ITEM SUMMARY

Randal Alvord, agent for the applicants, has filed a small-scale comprehensive plan amendment application on behalf of Gary W. Smallridge and Thomas Conrad to change a ±30.21-acre site from Rural Land (RL) to Commerce District (CD). The Parcel Identification Numbers for the two properties are 41520-001-04 & 41520-101-04; the northernmost parcel is addressed as 2797 SE CR 484, and the southern parcel is not addressed at this time. The legal description is provided within the application (see Attachment A). The subject properties are metes and bounds parcel located immediately west of the *Three C's Industrial Park*, on the south side of CR 484, which is approximately 3.32 miles due east of I-75. The site is located outside of the Urban Growth Boundary (UGB), and in the County-wide Secondary Springs Protection Zone (SS-SPOZ). No code cases have been found to be active at this location.

II. STAFF SUMMARY RECOMMENDATION

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

Figure 1
General Location Map - Fall 2023 Aerial



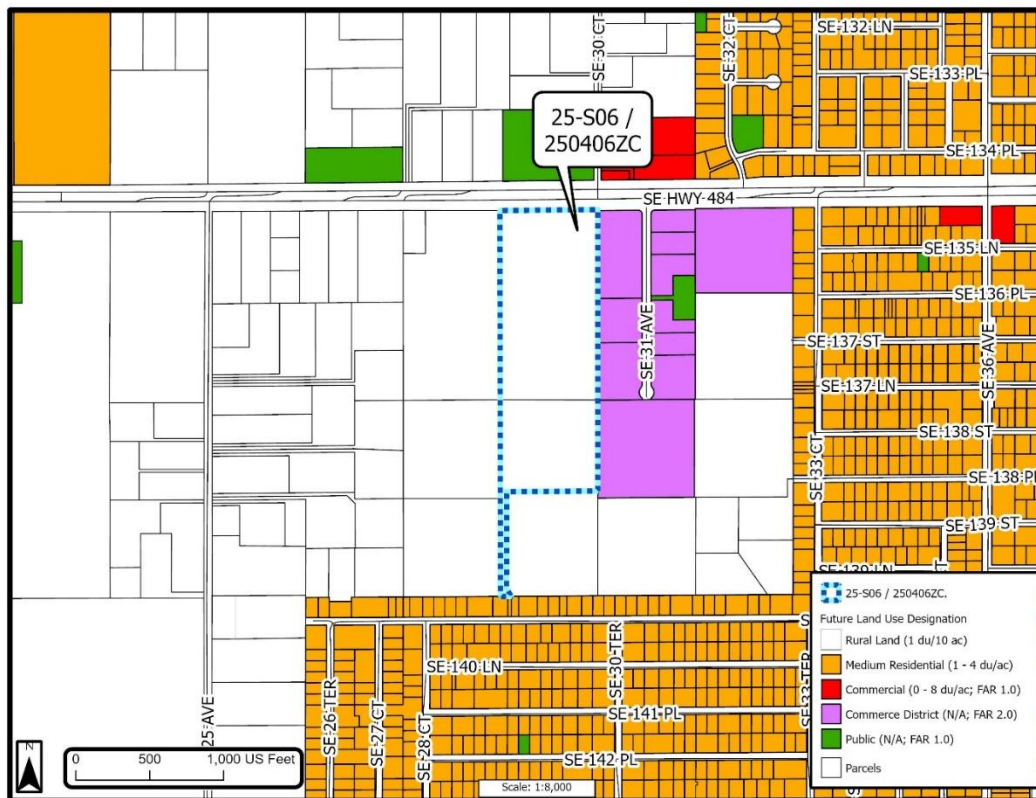
III. NOTICE OF PUBLIC HEARING

Notice of public hearing was mailed to (22) property owners within 300 feet of the subject property on May 9, 2025. A public hearing notice sign was also posted on the property on May 8, 2025. A public hearing notice for the Planning & Zoning Commission hearing was published in the Star Banner on May 12, 2025. Evidence of the public hearing notices are on file with the Growth Services Department and are incorporated herein by reference. As of the date of the initial distribution of this Staff Report, no correspondence in support of or in opposition to the amendment has been received.

IV. BACKGROUND/PROPERTY HISTORY

- A. FLUMS history. Figure 2 displays the current FLUMS designation of the subject property along with that of the surrounding properties. The subject parcels have most recently been used as grazing land and currently retain a Rural Land (RL) designation, which is compatible with all agricultural uses. With the April 1994 adoption of the Marion County Comprehensive Plan, the property's then established future land use designation was Rural Land (RL).

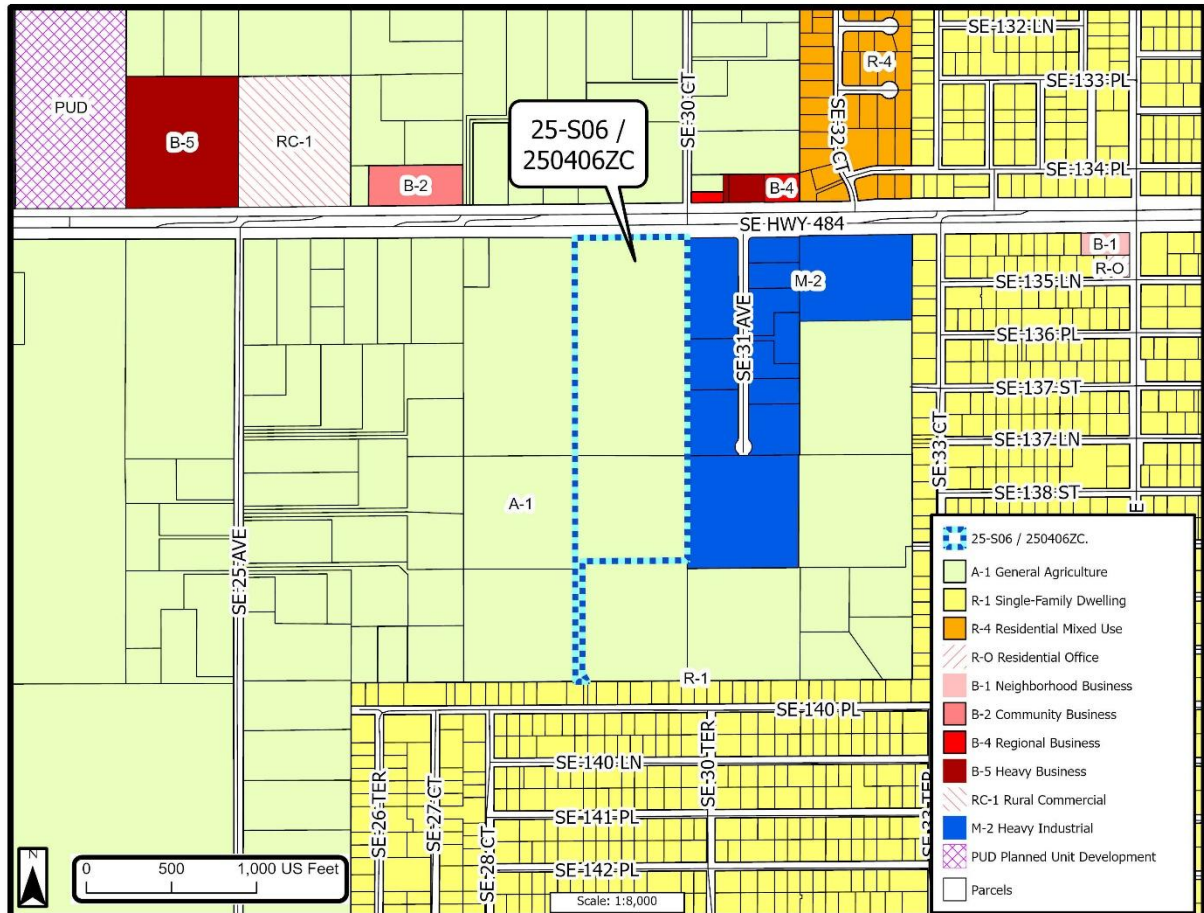
Figure 2
Future Land Use Map Series Designation



- B. ZDM history. Figure 3 shows that the subject property is currently zoned General Agriculture (A-1), with the rest of the areas featuring General Agriculture (A-1) and Mixed-Use Dwelling (R-4). The Heavy Industrial (M-2) zoning that is adjacent to

the subject parcels is are historic remnant from the early 1980s that were established prior to standard zoning practices being utilized within Marion County.

Figure 3
Zoning District Map



V. CHARACTER OF THE AREA

A. Existing site characteristics.

Figure 4, following, is an aerial photograph showing the subject property and surrounding area. The subject properties are located on the south side of CR 484, approximately 3.32 miles east of I-75. There are no structures constructed on either parcel. There are no FEMA-designated flood zones on site but there are two County identified flood prone areas on the larger of the two parcels (Figure 4a). Both properties are located outside of the Urban Growth Boundary and within the Secondary Springs Protection Zone.

CROSS OVER

SE HWY 484

25-S06 / 250406ZC

SE 31st AVE

SE 137th ST

SE 33rd CT

SE 138th PL

SE 140th PL

0 300 600 US Feet

Scale: 1:5,000

25-S06 / 250406ZC

Parcels

- B. *Adjacent and surrounding land uses.* Figure 5 is a map based on the Marion County Property Appraiser's Property Use Code data showing the existing, adjacent, and surrounding land uses. There are a few commercial uses identified on the CR 484 corridor, as well as the industrial uses that are ongoing within the *Three C's Industrial Park*. The vast majority of the remaining uses are agricultural/residential.

Figure 5
Existing and Surrounding Land Uses

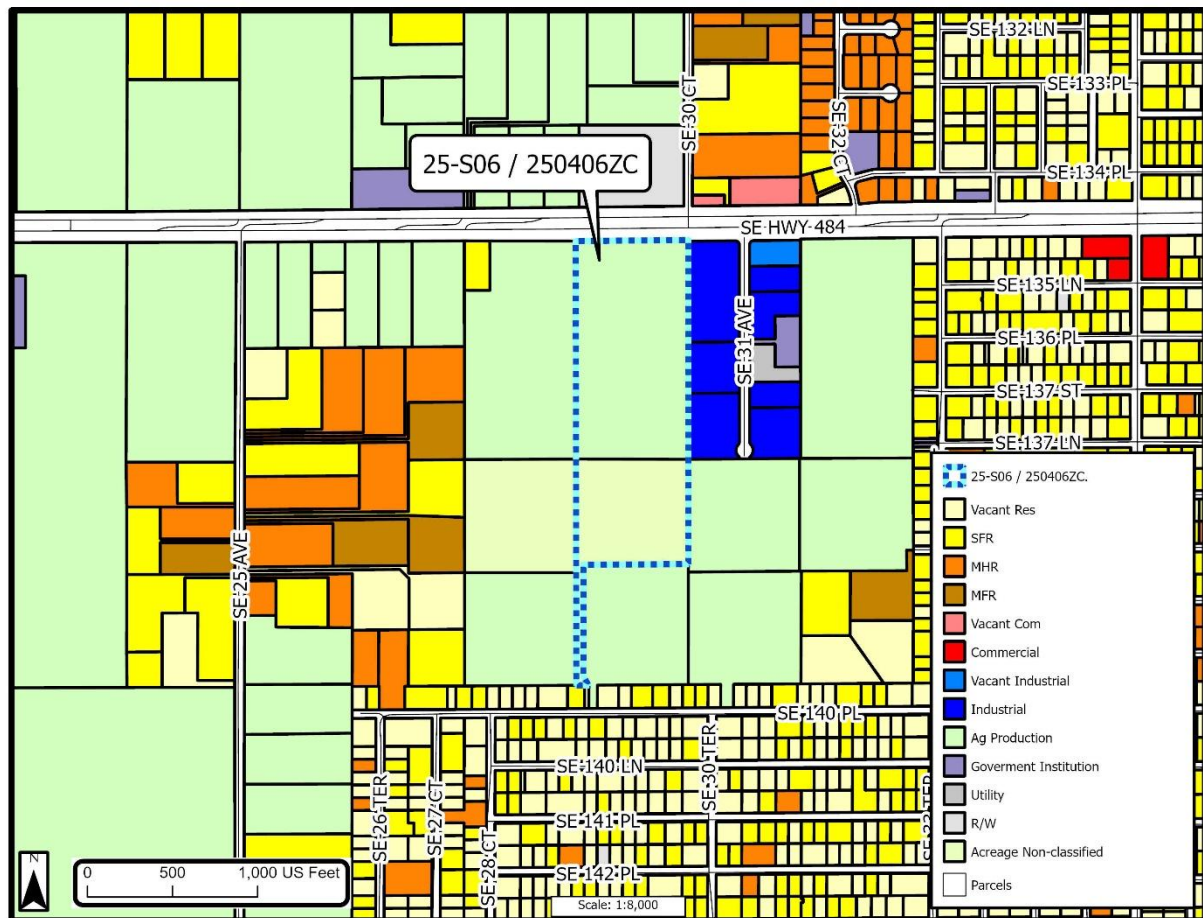


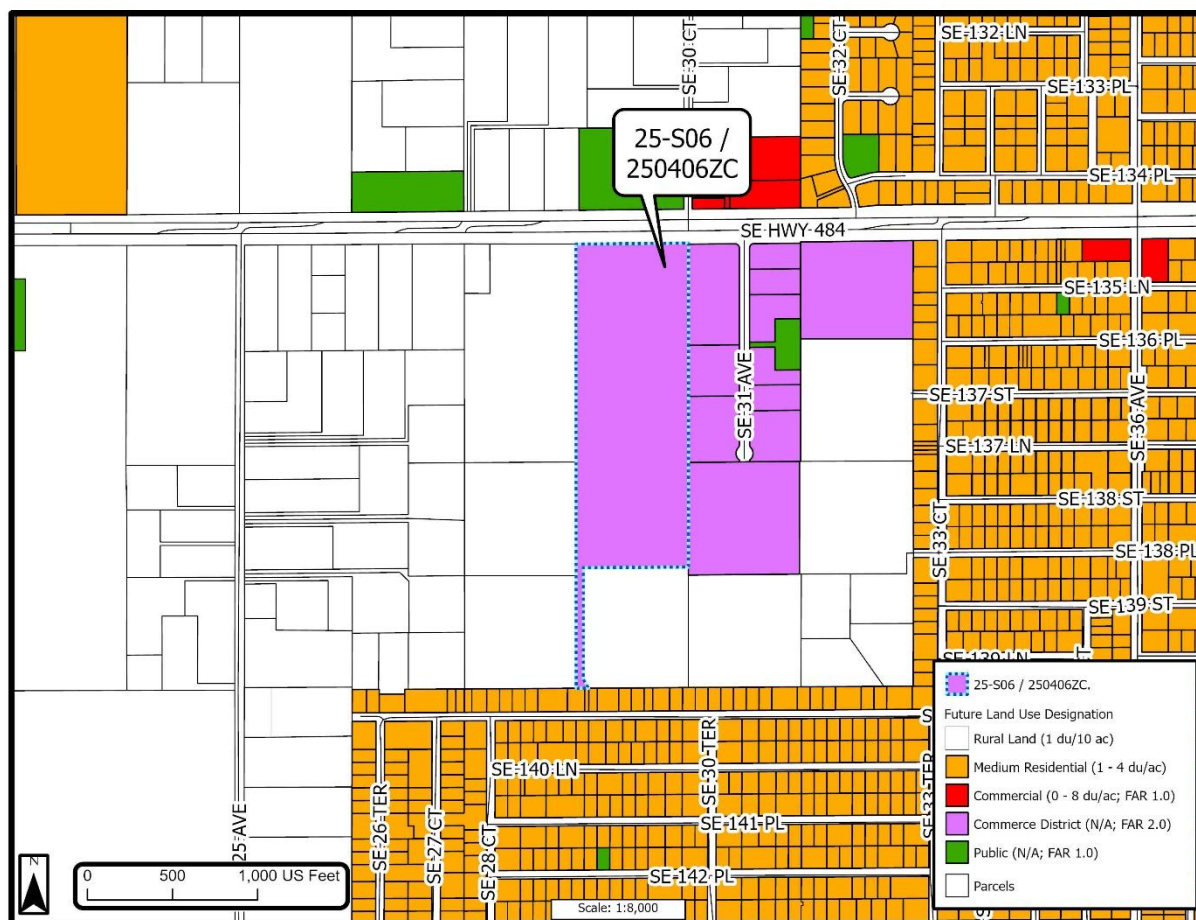
Table A, below, displays the FLUMS, Zoning Classification, and existing uses on the subject site and surrounding uses.

TABLE A. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	Existing Use Per MCPA Property Code
Subject Property	Rural Land (RL)	General Agriculture (A-1)	Grazing Class 4 (63) Acreage Non-Classified (99)
North	Public (P) Rural Land (RL)	General Agriculture (A-1)	Cropland Class 3 (53) Right-Of-Way (94)
South	Acreage	General Agriculture	Grazing Class 5 (64)

TABLE A. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	Existing Use Per MCPA Property Code
	Non-Classified (99)	(A-1)	
East	Commerce District (CD)	Heavy Industrial (M-2)	Light Manufacturing (41) Heavy Manufacturing (42)
West	Rural Land (99)	General Agriculture (A-1)	Acreage Non-Classified (99)

- C. *Project request.* Figure 6 depicts the FLUMS amendment proposed by this application. Approving the application would change the future land use designation from Rural Land (RL – 1 to 10 DU/AC) to Commercial (CD – Max FAR 2.0), which would increase the number of incompatible land uses in the immediate area. While there are historical industrial land uses that are located immediately to the east of the subject parcels, the proposed land use change is not compatible with the Rural Land (RL) and Medium Residential (MR) future land use designations that currently comprise the majority of the area.

Figure 6
Proposed FLUMS Designation



VI. ANALYSIS

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

A. *Consistency with the Marion County Comprehensive Plan*

1. Future Land Use Element (FLUE).

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

Analysis: The applicant is requesting a land use amendment that would significantly increase the potential density/intensity of the subject parcels. While these parcels are adjacent to existing industrially designated properties, increasing the number of similar types of uses at this location would not be consistent with the Marion County Comprehensive Plan because the subject parcels lie outside of the Urban Growth Boundary (UGB), are not serviced by any municipal water or sewer services, are not consistent with the areas predominant character of residential and agricultural uses and would functionally create a limited "spot" of ultra-high intensity development surrounded by lower intensity uses. The application **is not consistent** with FLUE Policy 1.1.1.

- b. FLUE Policy 2.1.24: Commerce District (CD). This land use is intended to provide for more intense commercial and industrial uses than may be suitable in the Employment Center (EC) designation due to noise, odor, pollution, and other nuisance issues. A maximum Floor Area Ratio of 2.0 is allowed, as further defined by the LDC. This land use designation an Urban land use designation.

Analysis: While there are historical industrial land uses that are located immediately to the east of the subject parcels, the proposed rezoning would not be compatible with the Rural Land (RL) and Medium Residential (MR) future land use designations that currently comprise the majority of uses in this area. The applicant is also requesting a rezoning as a companion application to change the subject parcels' zoning designations to Light Industrial (M-1).

The requested Light Industrial (M-1) zoning is too intense for this area, as this allows for those most intrusive, impactful, and potentially noxious uses permitted within Marion County. While M-2 exists in the Commerce District land uses to the east of the subject parcels, most of the manufacturing or processing activities that occur on those parcels happen to occur indoors, with some outdoor storage areas being utilized for storage of equipment and vehicles utilized for operations or delivery. An exception to this observation is the outdoor vegetative debris processing area on the southernmost parcel, just below the Three C's Industrial Park, where a number of code enforcement violations were assigned because of illegal burning and grinding. The activities of that property owner have already proven to be burdensome to the surrounding residential communities both from ashfall and excessive noise, to the point where those code enforcement violations were reported by the residential and other industrial neighboring parcels.

While permitted activities within the Light Industrial (M-1) zoning designation typically occur indoors, they are not without the potential for noxious sounds, odors, or effluent. They are also known to rely on significant amounts of freight movements in order to facilitate these operations, both in receiving and distributing products. There are no known users at this time if this application were to be approved, the potential for significant negative impacts to nearby users is a very real possibility. The proposed rezoning is not consistent with FLUE Policy 2.1.18, which describes Medium Residential (MR) uses, or FLUE Policy 2.1.16, which describes Rural Land (RL) as the current use of the subject parcels and as it relates to many of the surrounding parcels. This application is **not consistent** with FLUE Policy 2.1.24.

- c. FLUE Policy 5.1.2 on Review Criteria – Changes to the Comprehensive Plan and Zoning Provides, “Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review and decide that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC, and potential impacts on, but not limited to, the following:

1. Market demand and necessity for the change;
2. Availability and potential need for improvements to public or private facilities and services;
3. Allocation and distribution of land uses and the creation of mixed-use areas;
4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
5. *Agricultural activities and rural character of the area;*
6. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
7. Consistency with the UGB;
8. *Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;*
9. *Compatibility with current uses and land uses in the surrounding area;*
10. Water Supply and Alternative Water Supply needs; and
11. Concurrency requirements.

Analysis: A market demand and necessity for change analysis were not provided for the requested amendment. The site is located outside of the UGB, municipal services are not available at this location, and the proposed amendment and companion rezoning would constitute spot zoning and urban sprawl. Additionally, the proposed changes to the subject parcels could have significant detrimental impacts on the agricultural and residential uses that already exist in the areas. The application is **not consistent** with FLUE Policy 5.1.2.

- d. FLUE Policy 5.1.3 on the Planning & Zoning Commission (P&Z) provides, “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 March 31, 2025. This application is **consistent** with FLUE Policy 5.1.3.

- e. FLUE Policy 5.1.4 on Notice of Hearing provides, “[t]he 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.

2. Transportation Element (TE)
 - a. 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: (Per Marion County Office of the County Engineer)

Required traffic analysis not provided. Traffic analysis is required per LDC 2.3.2.C(3).g and based upon County Traffic Impact Analysis Guidelines. Based on the maximum floor ratio for the proposed zoning change, the maximum trip generation could be as high as 730 peak-hour trips. Based on these values, a traffic study is required. A traffic methodology must first be submitted and reviewed for approval. An approved traffic methodology is needed for this application to move forward before the Planning and Zoning Commission. A traffic study will also be required based on the approved traffic methodology prior to submittal to the BCC.

(Marion County Planning Analysis)

CR 484 serves as the primary access corridor for operations at this location. The location of the subject parcels would allow for immediate access to I-75, US 441, and US 301. However, grade-separated vehicular operations on and around the CR 484/I-75 Interchange frequently experience multiple failures daily, which bleed over onto the surface-grade roadway network. Freight vehicle movements are the most frequently attributable type of vehicular activity associated with heavy commercial and industrial activities, and these are typically larger, slower vehicles that require significantly more time to transit areas and intersections than small cargo or passenger vehicles.

The improvements that are under construction on CR 484 and at the I-75/CR 484 interchange, along with the auxiliary lane expansion project on I-75, are not expected to significantly address the frequent service failures at this location. Land use and/or zoning changes that would allow for and promote additional freight vehicle trips at this location would only exacerbate the impaired service operations that are currently experienced multiple times daily. Based on the above findings, the application is **not consistent** with TE Policy 2.1.4.

- b. TE Objective 3.1 on Financial Feasibility of Development is, “[t]o encourage development within the Urban Growth Boundary where infrastructure can be provided in a financially feasible manner.”

Analysis: The subject parcels do not lie within the UGB and municipal services are not available. Based on the above, the application is **not consistent** with TE Objective 3.1.

3. Sanitary Sewer Element (SSE)

- a. SSE Policy 1.1.1 provides in relevant part, “The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants, but shall not apply to individual OSTDS.”

Analysis: 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 residential calculation, the proposed rezoning would result in a potential demand for 60,420 gallons per day.

The property is outside the UGB and outside of the City of Belleview and Marion County Utilities’ Service Areas. Additionally, not knowing what industrial uses would be activated at this location or what types of filtration systems would be utilized could pose significant impacts to the public interest. The proposed rezoning’s sanitary sewer impacts may adversely affect the public interest. Based on these findings, the application is **not consistent** with SSE Policy 1.1.1.

4. Potable Water Element (PWE)

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

Analysis: The property is outside of the UGB and outside of the City of Belleview and Marion County Utilities’ Service Areas. Projected daily usage would be 83,078 gallons per day. However, this can be offset by the utilization of wells with little impact. Potable water impacts would not adversely affect the public interest. Based on these findings, the application is generally **consistent** with PWE Policy 1.1.1.

5. Solid Waste Element (SWE)

- a. SWE Policy 1.1.1 provides, “[t]he LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of

solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development.”

Analysis: The County has identified and arranged for short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. Based on the above findings, the application is **consistent** with SWE Policy 1.1.1.

6. Stormwater Element (SE).

- a. SE Policy 1.1.4 provides, “[t]he demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice.”

Analysis: The capacity of stormwater storage facilities will be calculated during the design and engineering phases of the project, should it be approved. Based on the above, the application is **consistent** with SE Policy 1.1.4.

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

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

7. Public School.

- a. The proposed rezoning is industrial in nature and will not generate new students. Based on the above findings, the proposed development would not adversely affect public interest. Therefore, it is concluded that the application is **consistent** with this section.

8. Fire Rescue/Emergency.

- a. The site is officially located in the service district for Marion County’s Spruce Creek #18, located at 7900 SE 135th Street, approximately 4.44 miles east of the subject property. 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. Based on the above findings, the application is **consistent** with this section.

9. Law Enforcement/Sheriff.

- a. The site is officially located in the service district for Marion County's Spruce Creek #18, located at 7900 SE 135th Street, approximately 4.44 miles east of the subject property. 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. Based on the above findings, the application is **consistent** with this section.

In summation, when weighing the totality of the circumstances, the application is **not consistent** with the Comprehensive Plan.

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

1. Section 163.3177(6)(a)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: Section A of this staff report included a detailed analysis of the availability of facilities and services. Services are not present in the area, and water and sewer services would be required to utilize well and septic services. Based on this information, the application **does not comply with and conform to** F.S. Section 163.3177(6)(a)8a.

The analysis of the suitability of the plan amendment for its proposed use was addressed in the "Character of the area" section of this staff report, and it was found that the application **does not comply with and conform to** F.S. Section 163.3177(6)(a)8b.

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

2. Section 163.3177(6)(a)9 provides, "[t]he future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
 - a. Subsection 'a' provides, "[t]he primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
 - (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
- (V) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
- (VI) Fails to maximize the use of existing public facilities and services.
- (VII) Fails to maximize the 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 notes the site is outside of the County UGB, is proposed to be utilized for the development of a Heavy Industrial facility, which would allow for the highest impact uses and could be significantly detrimental to the surrounding residential and agricultural uses. Additionally, the subject parcel is located outside of any municipal service area, which would further strain corridor failures at the I-75/CR 484 interchange and on CR 484 near this interchange. The proposed amendment to the Commerce District (CD) land use will create additional incompatibility with land use and zoning in the immediate area. Overall, staff finds the application is **not consistent** with F.S. Section 163.3177(6)(a)9a.

- b. Subsection 'b' provides, "[t]he future land use element or plan amendment shall be determined to discourage the proliferation of

urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- (II) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- (IV) Promotes conservation of water and energy.
- (V) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
- (VII) Creates a balance of land uses based upon the demands of the residential population for the non-residential 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 site is located outside the County UGB and would not be served by municipal water or sewer service. In consideration of commercial or industrial uses, there are several industrial designated parcels to the east of the subject parcels in the form of *Three C's Industrial Park* (Est. 1982), one parcel immediately south of the industrial park (Est. 1995) and the *Queen of America Honey* processing facility (Est. 1981). However, these are the only industrial designated facilities east of I-75 in this area of the County, and they were established or designated before real land use or zoning practices were actually incorporated into the development processes of Marion County. The proposed land use amendment would not be consistent with the rural character of the area and would only be compatible with the proposed Light Industrial (M-1) zoning designation with a companion rezoning, which is being requested through 250406ZC. The proposed land use amendment, even with the proposed rezoning, will not maintain compatibility with the surrounding area or F.S. Section 163.3.177(6)(a)9. Based on this finding, the proposed amendment is **not consistent** with F.S. Section 163.3.177(6)(a)9.

VII. ALTERNATIVE ACTIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and

make a recommendation to the Board of County Commissioners to **APPROVE** the proposed small-scale FLUMS amendment.

- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance and 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.

VIII. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission (PZC) enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners for **DENIAL** of the proposed small-scale FLUMS amendment number 25-S06 based on the following:

- A. The application **is consistent** with the following Comprehensive Plan provisions:
1. FLUE Policies 5.1.3 and 5.1.4,
 2. FLUE Policy 2.1.13, 2.1.23,
 3. SSE Policy 1.1.1, 1.1.4
 4. PWE Policy 1.1.1,
 5. SWE Policy 1.1.1,
 6. SE Policies 1.1.5;

The application **is not consistent** with the following Comprehensive Plan provisions:

1. FLUE Policy 1.1.1, 2.1.24
2. FLUE Policy 5.12
3. SE Policy 1.1.1
4. TE Objectives 2.1.4 and 3.1

Staff as such recommends that the amendment application **is not consistent** with the Marion County Comprehensive Plan.

- B. The application **does not comply with and conform to** Florida Statutes, Sections Section 163.3177(6)(a)8a, 163.3177(6)(a)8b, and 163.3177(6)(a)9, subsections a and b, as provided in prior report sections VI.A and VI.B
- C. The application **does comply with and conform to** Florida Statutes, Section 163.3177(6)(a)8c, as provided in prior report sections VI.A and VI.B

IX. PLANNING & ZONING COMMISSION RECOMMENDATION

TBD

X. BOARD OF COUNTY COMMISSIONERS ACTION

TBD

XI. LIST OF ATTACHMENTS

- A. Application.
- B. DRC Staff Review Comments.
- C. Site/Sign Photos.
- D. Letters of Support