



**Marion County
Board of County Commissioners**

Growth Services

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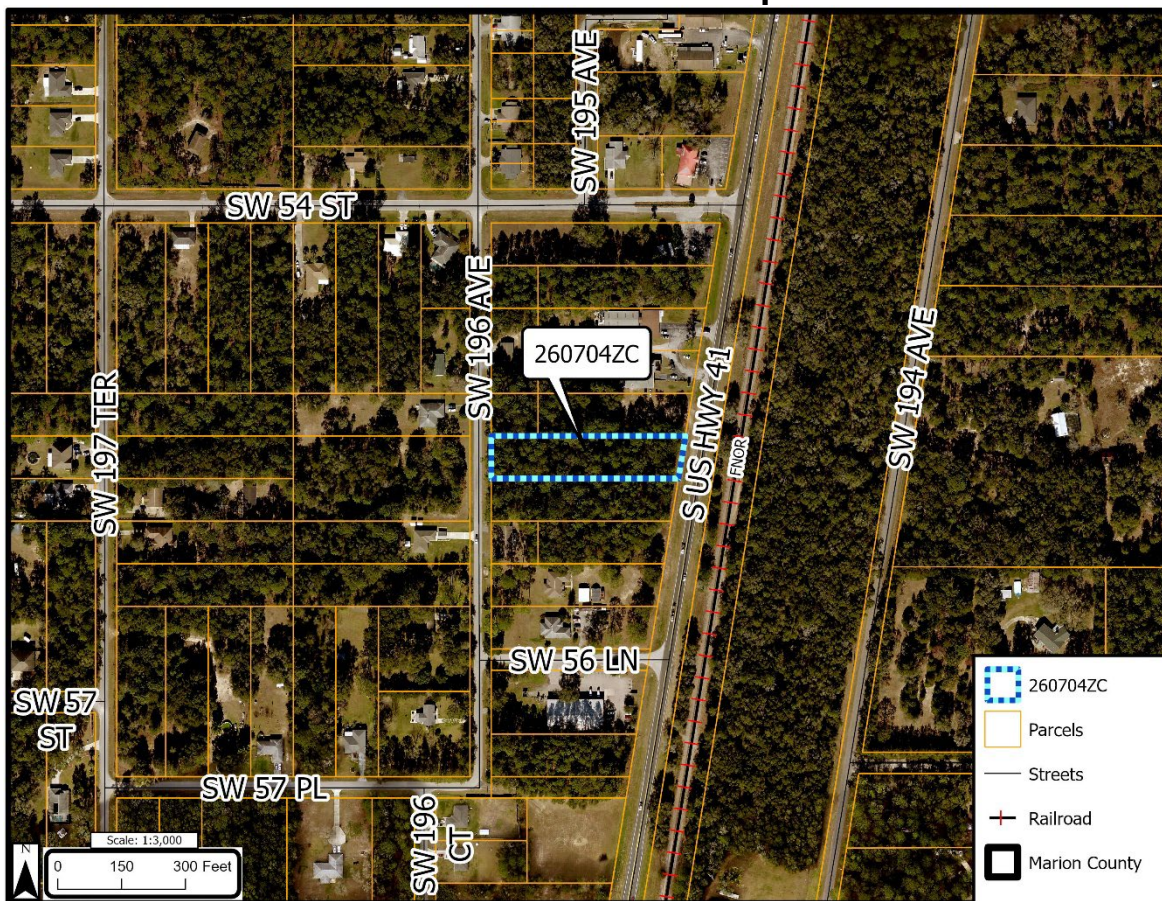
**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 06/29/2026	BCC Date: 07/22/2026
Case Number	260704ZC
CDP-AR	PL ZoneChg-000694-2026
Type of Case	Rezoning from General Business (B-2) to Rural Activity Center (RAC) for intended use of self-storage facility.
Owner	RGR Developer, LLC
Applicant	Daniel Suarez de Puga
Street Address/Site Location	No Address Assigned
Parcel Number(s)	1751-010-006
Property Size	±1.03 acres
Future Land Use	Rural Activity Center (RAC)
Existing Zoning Classification	General Business (B-2)
Overlays Zones/Special Areas	Primary Springs Protection Zone (PSPZ)
Staff Recommendation	APPROVAL
P&Z Recommendation	APPROVAL (VOTE 6-0)
Project Planner	Xinyi Cindy Chen
Related Cases	N/A

I. ITEM SUMMARY

Daniel Suarez de Puga of Ximenez Engineering Services, LLC, on behalf of owner RGR Developer, LLC, filed a rezoning application to change from General Business (B-2) to Rural Activity Center (RAC) for a ± 1.03 -acre parcel (see Attachment A). The Parcel Identification Number for the property is 1751-010-006. The site address is not assigned. The site is located along US Highway 41 in the Dunnellon area. The site is located within the Primary Springs Protection Zone. Figure 1 is a general location aerial displaying existing and surrounding site conditions. The property is currently vacant and undeveloped, with a Future Land Use (FLU) designation of Rural Activity Center (RAC). The intention of this rezoning is to develop a self-storage facility consisting of three (3) one-story buildings with an on-site leasing office and secure access.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning application. The rezoning will establish a zoning district that is consistent with Marion County's Future Land Use (FLU) designation of the property and the Marion County Comprehensive Plan.

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 within 300 feet of the subject property on June 12, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on June 4, 2026, and consistent with LDC Section 2.7.3.E., due public notice was published online on June 15, 2026. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received.

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 three criteria are addressed below.

A. *How is the request compatible with surrounding uses?*

Compatibility is defined 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 shows the subject property Future Land Use Map (FLU) designation. The subject parcel is designated Rural Activity Center (RAC). Adjacent properties to the west and properties to the east across S US Highway 41 are designated Rural Land. Properties along the S US Highway 41 corridor to the north and south are RAC land use designation consistent with the RAC node.

Figure 3 displays the existing zoning for the subject property in relation to the existing zonings of the surrounding properties. The surrounding parcels to the north and south are in the area of Community Business (B-2) along the S US Highway 41 corridor, with right-of-way (ROW) along the highway frontage. The parcels to the west are zoned in R-1 single family residential, and to the east across S US Highway 41 are A-1 (General Agriculture). Figure 4 shows the proposed RAC zoning for the subject property.

Figure 5 provides an aerial image of the subject property and surrounding area, while Figure 5 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code. These two maps show that the proposed zoning change from B-2 to RAC is consistent with the surrounding land use and compatible with the adjacent zonings.

Figure 2
FLUMS Designation

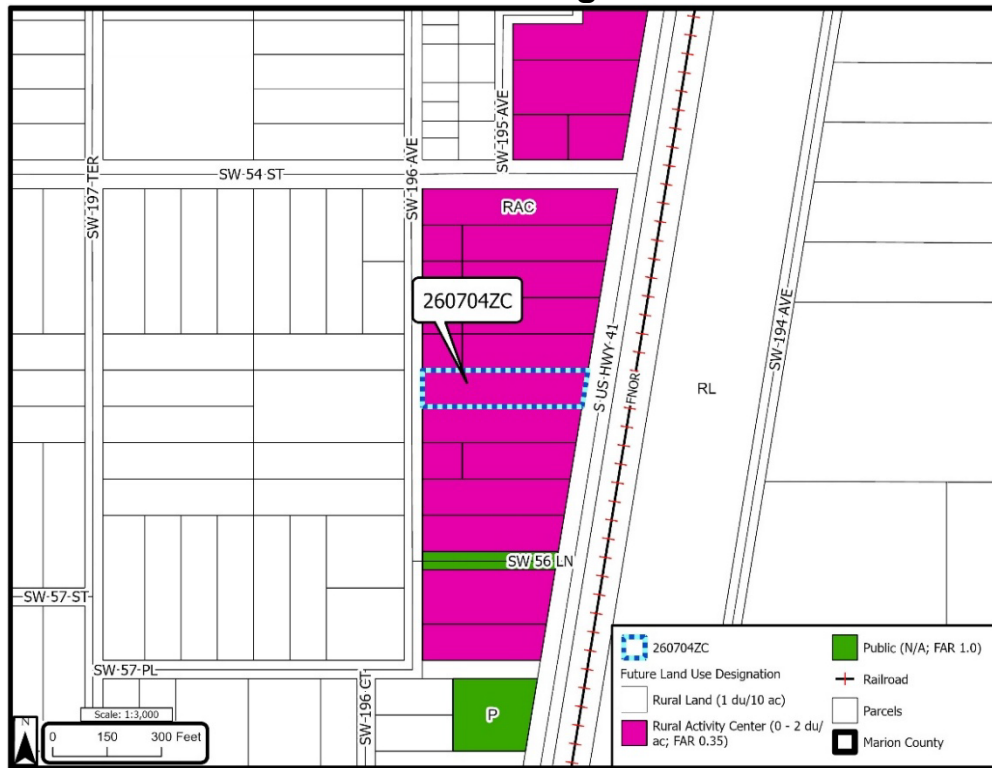


Figure 3
Existing Zoning Classification

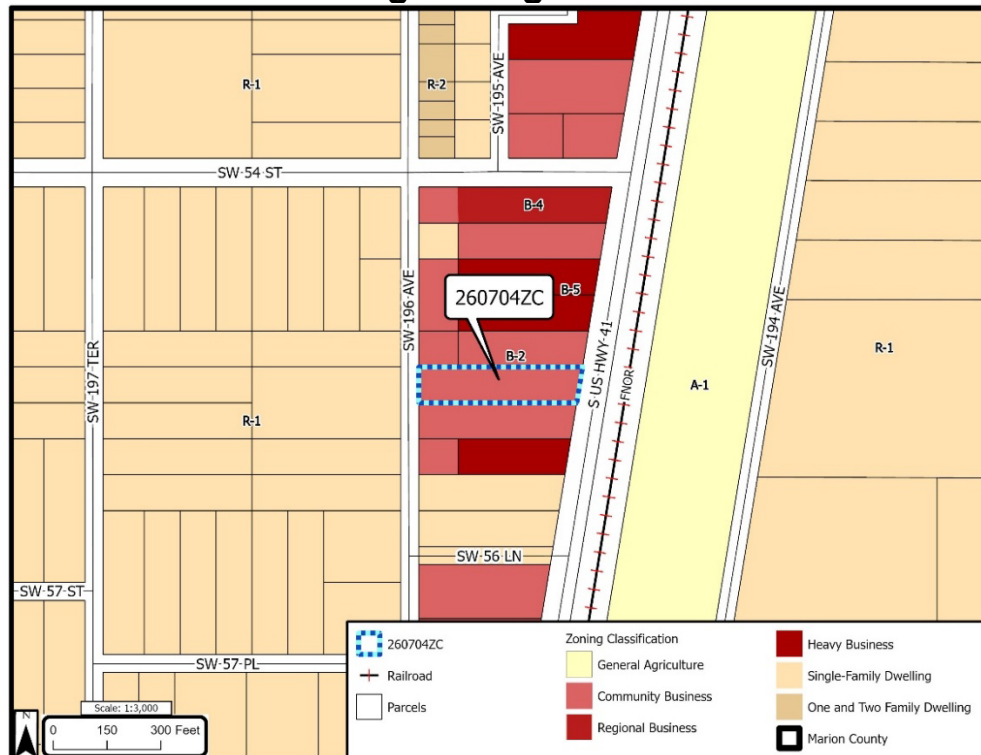


Figure 4
Proposed Zoning Classification

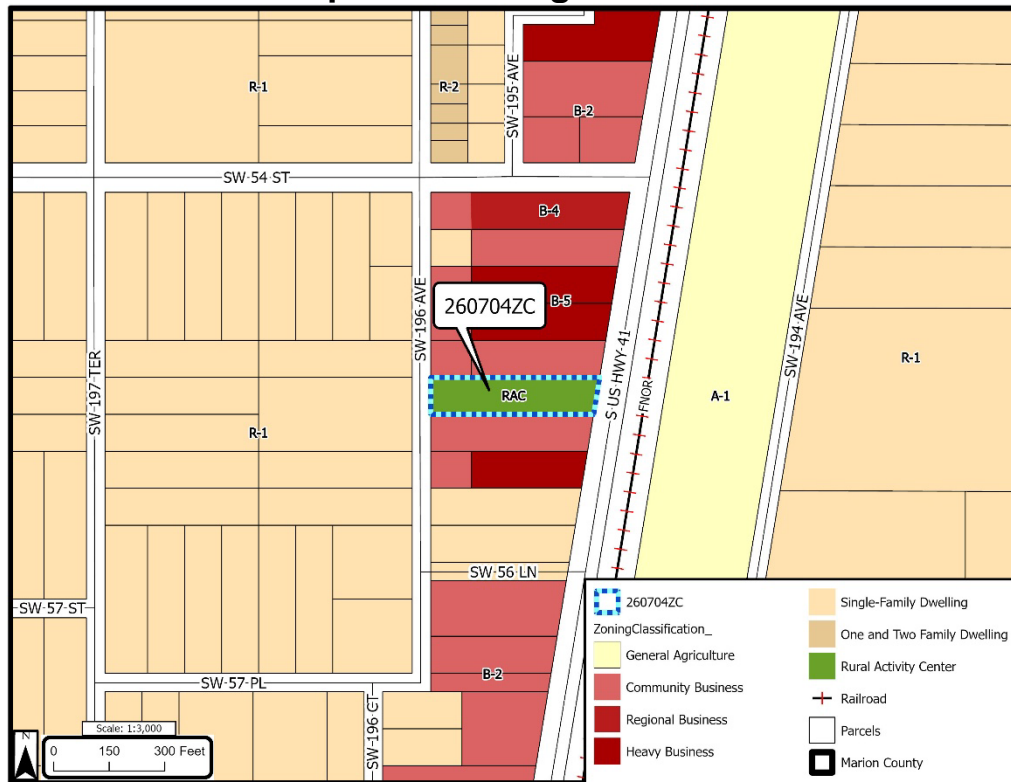


Figure 5
Property Aerial Map



Figure 6
Existing Use per Property Appraiser Property Code

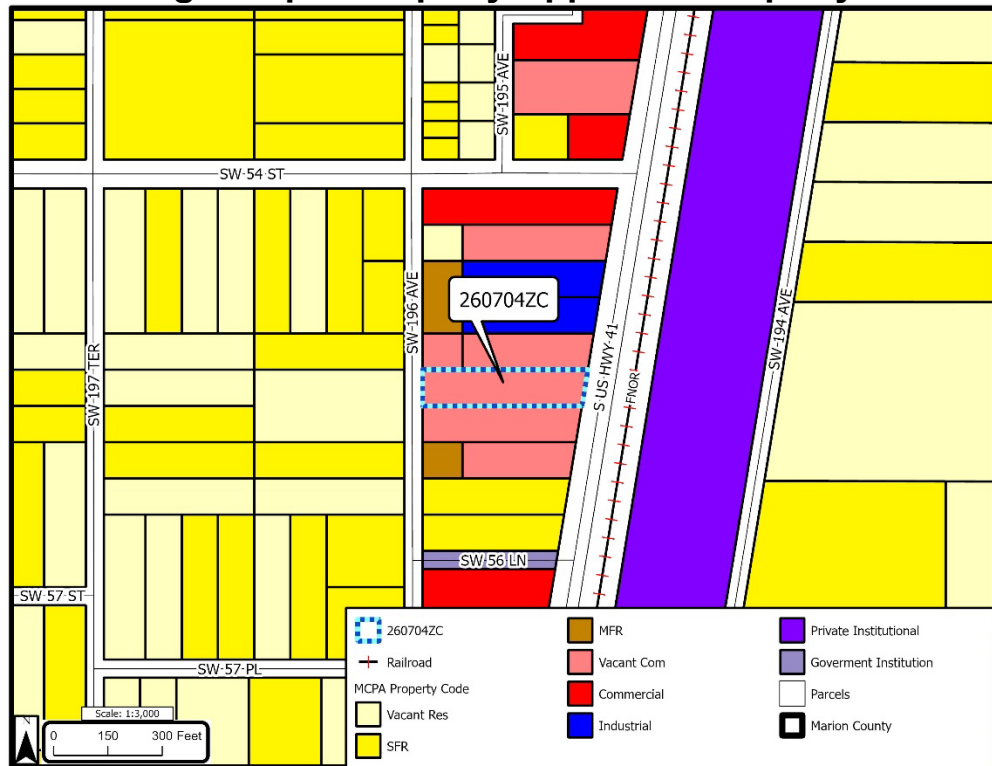


Table A displays the information of Figures 2, 3, and 6 in tabular form. Consistent with LDC Section 2.7.3.D, staff conducted a site visit and found that the subject parcel is currently vacant and undeveloped, consisting of natural grassland and scattered trees, as can be seen in the site photos provided in Attachment B.

TABLE A. Adjacent Property Characteristics			
Direction	FLUM Designation	Zoning Classification	Existing Use per Property Appraiser Code
Site	RAC	B-2 (Community Business)	Vacant Com
North	RAC	B-2 (Community Business)	Vacant Com
South	RAC	B-2 (Community Business)	Vacant Com
East	ROW	ROW	ROW
West	ROW	ROW	ROW

The rezoning site is located within the S US Highway 41 RAC corridor, which is characterized by a mix of commercial, institutional, and vacant commercial parcels.

Nearby uses, including neighboring commercial properties to the south, are consistent with the commercial character and daily-service purpose of the RAC land use designation.

Based on the above findings, the proposed rezoning application **is compatible** with the surrounding existing and future land uses because the rezoning from B-2 to RAC is consistent with the property's Future Land Use designation of Rural Activity Center (RAC) and is compatible with the surrounding commercial uses along the S US Highway 41 corridor.

B. *How does the request affect the public interest?*

1. Transportation impacts. These include roadways, public transit, and other mobility features.

- a. Roadways. The property fronts two (2) roadways: SW 196th Avenue and S US Highway 41. SW 196th Avenue is a lower-classified roadway and would provide appropriate access to the site, according to County standards and as determined during the formal development review process. Per Office of the County Engineer (OCE) Traffic staff, a 24-foot-wide cross-access easement parallel to S US Highway 41 will be required to serve future development.

The proposed self-storage use results in low traffic. The facility is expected to generate fewer than 2 peak-hour trips per 100 storage units with approximately seven (7) average daily trips. Therefore, the application would not adversely affect the public interest.

- b. Public transit. There are no fixed route services in the area. Therefore, the application would not adversely affect the public interest.
- c. Other mobility features. No sidewalks currently exist along any of the roadways contiguous to this parcel. Upon development, sidewalks may be required, or the developer may elect to provide a fee-in-lieu for construction, as permitted by the LDC. Therefore, the application would not adversely affect the public interest.

Based on the above findings, the rezoning roadway impacts **would not adversely affect the public interest.**

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and approximately 2,750 gallons per acre per day for nonresidential demand. Based on the nonresidential calculation, the proposed rezoning would result in a potential demand of approximately 2,833 gallons per day.

The parcel is within the Marion County Utilities service area and has immediate access to public water via a 4-inch water main along S US Highway 41. The project will be required to connect to public water. The applicant must coordinate with Marion County Fire Rescue regarding fire flow adequacy. Marion County Utilities does not allow fire hydrants on 4-inch mains. Compliance with LDC Article 6, Division 15 will be required. Based on the above findings, the rezoning'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 residential calculation, the entire property would result in 264 gallons per day. The rezoning from B-2 to RAC would not change the non-residential use on the property. Thus, the rezoning would not affect the demand change of sanitary sewer.

Based on the above findings, the rezoning's **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. Based on the above, the rezoning solid waste impacts would not adversely affect the public interest. Based on the above, the rezoning **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. A commercial/industrial level of service standard is not currently in place for Marion County. The proposed self-storage use does not generate significant recreational demand. Based on the proposed zoning, the rezoning **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. OCE Stormwater confirmed there are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The parcel currently has no impervious coverage. The site will be subject to Major Site Plan review when impervious coverage exceeds 9,000 SF. Development of the site will be required to comply with a 100-year frequency 24-hour duration design storm as the site development proceeds through Marion County's site development review processes. Based on the above, the rezoning stormwater/drainage impacts **would not adversely affect the public interest.**

7. Fire rescue/emergency services. Fire Marshal reviewed the application and granted approval. The nearest fire station serving this area is Marion County Fire Rescue Station #14 for Rainbow Lakes Estates, 3.5 miles to the northwest of the 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, the rezoning fire rescue/emergency impacts **would not adversely affect the public interest.**
8. Law enforcement. The nearest Sheriff substation is located approximately 3 miles south 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. Based on the above, the application's law enforcement impacts **would not adversely affect the public interest.**
9. Public schools. The proposed rezoning from B-2 to RAC will not change the commercial use on this property. The proposed self-storage / mini-warehouse facility is a non-residential commercial use and will not generate student population. Therefore, the application's public school impacts **would not adversely affect the public interest.**

In summation, when weighing the totality of the circumstances, **the public interest is not adversely affected.**

C. *How is this request consistent with the Comprehensive Plan?*

1. FLUE Policy 2.1.21: Rural Activity Center (RAC) provides, "This land use designation allows for mixed use nodes of residential (single-family and multi-family) and commercial uses, including agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the county for daily needs and services. This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4 mile) or 1,320 linear feet from the center of the RAC for a maximum of 96 acres. In order to minimize development impacts to the surrounding Rural Area, properties in the RAC shall be designed to provide shared access, obtain access from the lesser road class, and minimize impacts to the operations of the intersection, and compatibility concerns for the surrounding properties. The density range shall be up to two (2) dwelling units per one (1) gross acre and maximum Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is a Rural land use designation." It is for existing and new development within the UGB, a PSA or Urban Area. Parcels outside of, but contiguous to the UGB and outside of the FPA are eligible for conversion to Low Residential designation through density bonus programs consistent with FLU Policy 2.1.3. The density range shall be up to one (1)

dwelling unit per one (1) gross acre, as further defined in the LDC. 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.

Analysis: The subject property carries a Future Land Use designation of Rural Activity Center (RAC). The subject parcel is located along US Highway 41 (State Road 41), a principal arterial roadway, and is within the S US Highway 41 RAC node. **Pursuant to LDC Section 4.2.24, vacant property bearing a RAC Future Land Use (FLU) designation shall be rezoned to RAC zoning at the time of development.** The applicant's request to rezone from B-2 to RAC implements the code-directed pathway for this parcel. The proposed self-storage use is a permitted use within the RAC zoning district and serves the daily service needs of the growing S US Highway 41 corridor community. Therefore, the proposed rezoning **is consistent** with FLUE Policy 2.1.21.

2. FLUE Policy 5.1.3 on Planning and Zoning Commission 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: The proposed zoning change is scheduled for the June 29th, 2026 Planning and Zoning Commission and, therefore, the application **is consistent** with this FLUE Policy 5.1.3.

3. FLUE Policy 5.1.4 on Notice of Hearing provides, "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.

4. Transportation Element (TE) Policy 2.1.4 on determination of impact provides in part, "All proposed development shall be evaluated to determine impacts to adopted LOS standards."

Analysis: OCE Traffic reviewed the application and determined that the highest traffic-generating uses under the existing B-2 zoning are also allowed under RAC zoning, and there is no significant difference in the trip-generating potential of this site based on the two different zonings. The development of the site will be subject to traffic engineering review and will be required to address access management requirements according to

County standards and as formally determined during development review processes, including access from SW 196th Avenue and a 24-foot-wide cross-access easement parallel to S US Highway 41. Staff concludes the proposed rezoning will be consistent with TE Policy 2.1.4 and will not generate additional trips. However, the development of the site will be subject to traffic engineering review, impact analysis, and will be required to address access management and capacity improvements. Staff concludes the proposed rezoning will be consistent with TE Policy 2.1.4.

Based on the above findings, the proposed rezoning **is consistent** with the Marion County Comprehensive Plan.

V. STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning request because the application:

- A. Will not adversely affect the public interest;
- B. Is consistent with the Comprehensive Plan provisions because it is in conformance with:
 - 1. FLUE Policies 2.1.21, 5.1.3, 5.1.4
 - 2. TE Policy 2.1.4
- C. Is compatible with the surrounding uses.

VI. PLANNING & ZONING COMMISSION RECOMMENDATION

APPROVAL (6-0 VOTE)

VII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for July 22, 2026 at 1:30 PM.

VIII. LIST OF ATTACHMENTS

- A. Rezoning application package
- B. Site Photos
- C. DRC Comments