



MARION COUNTY GROWTH SERVICES

Date: 7/28/2021

P&Z: 7/26/2021 BCC Adoption: 8/17/2021

Amendment No:
2021-S06

Type of Application
Small-Scale Comp Plan
FLUM Amendment

Request: Future Land
Use Designation Change
From: Medium Density
Residential
To: Commercial

Concurrent Zoning
Case: 20210805Z

Developer's
Agreement(s): N/A.

Parcel #/Acreage:
35523-000-00/80 Acres

9.9 AC Change Request

Owner: 603 Acre Land
Trust

Applicant: David
Tillman

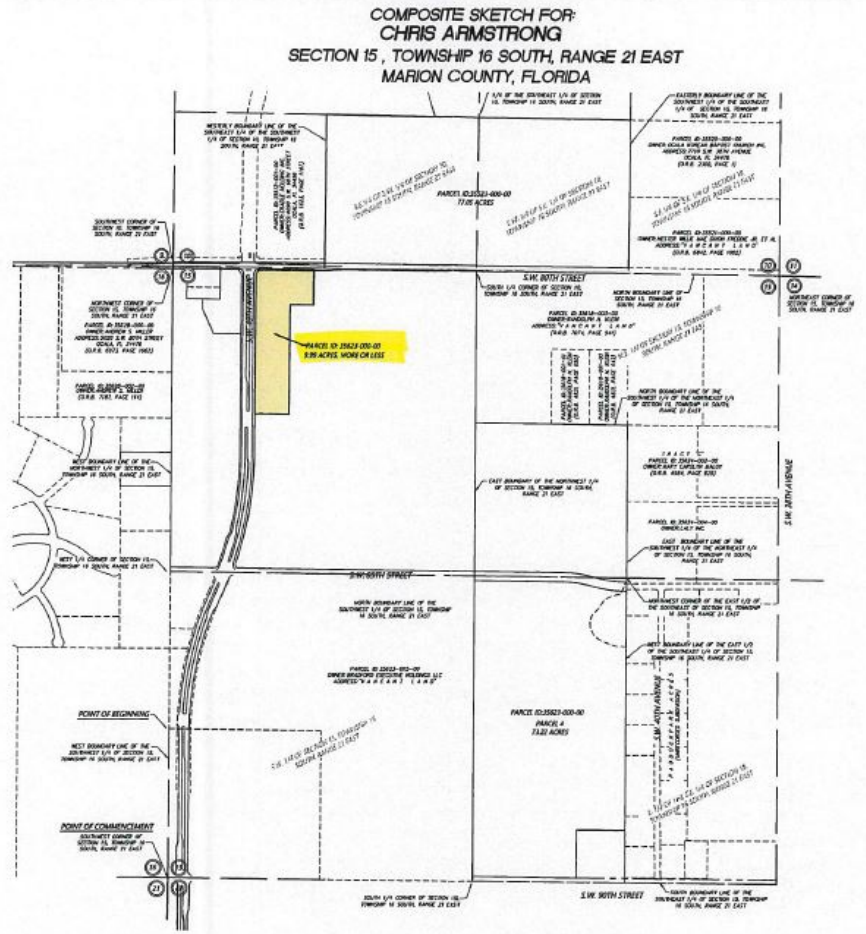
Location:
East side of SW 49th Ave
and south side of SW
80th Street

Staff Recommendation:
Approval

P&Z Recommendation
Approval
(ON CONSENT)

Project Planner
Kenneth Odom
Transportation Planner

Existing Use:
Vacant/Grazing/Forested



RECOMMENDATION

Staff is recommending approval of the proposed Small Scale Amendment to convert 9.9 acres of Medium Density Residential to Commercial land use.

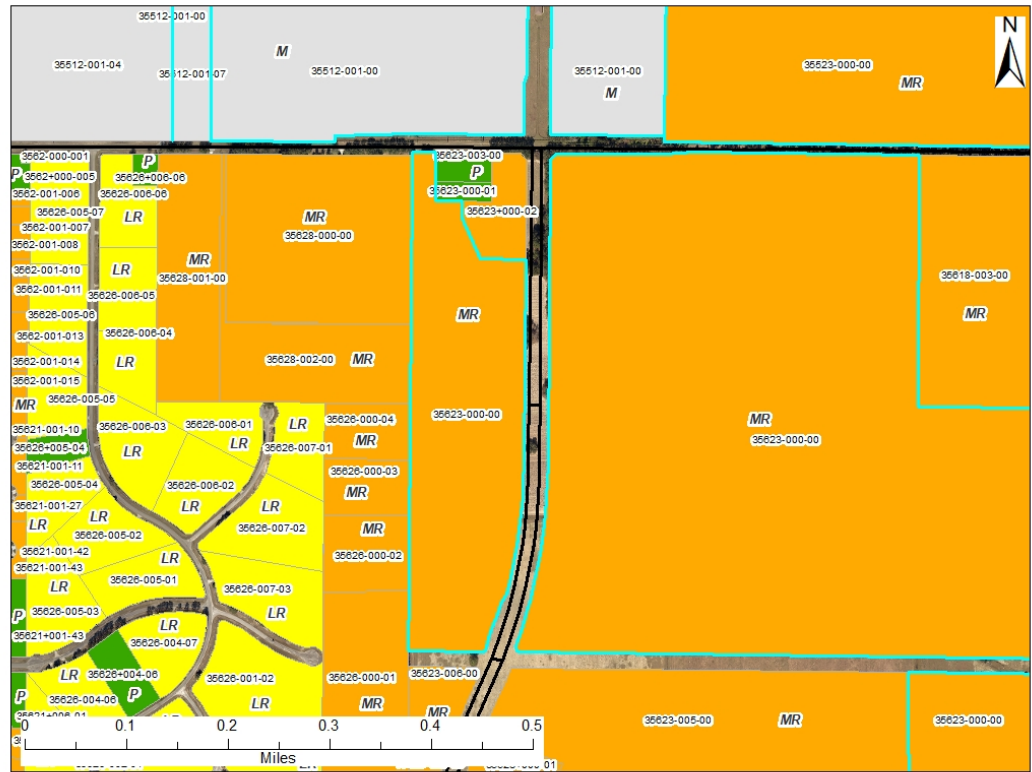
PUBLIC NOTICE

Notice of public hearing was mailed to 28 property owners within 300 feet of the subject property. No written comments have been received in support of or opposed to this zoning change.

LOCATION

The area of consideration is within subject parcel 35523-000-00, located on the east side of SW 49th Avenue and the south side of SW 80th Street.

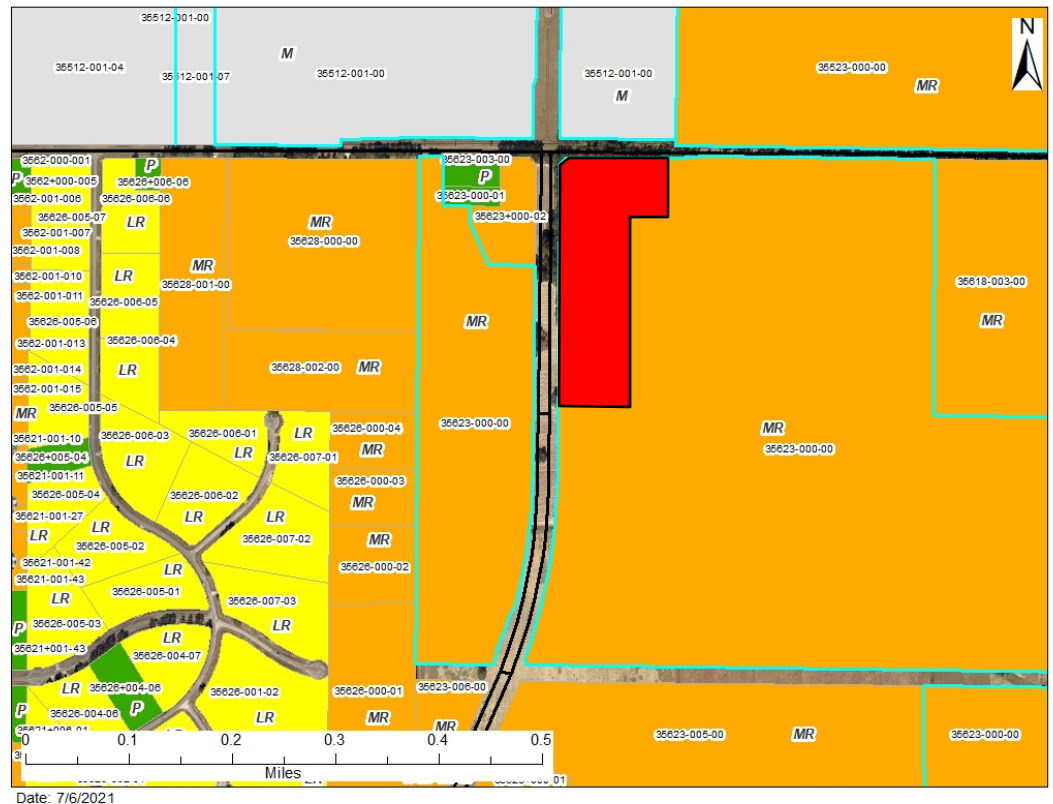
CURRENT FUTURE LAND USE DESIGNATION



LEGEND

RL - Rural Land (1 du/10 ac)	HR - High Residential (4-8 du/ac)	COM - Commercial (0-6 du/ac; FAR 1.0)	P - Public (N/A; FAR 1.0)
LR - Low Residential (0-1 du/ac)	UR - Urban Residential (8-16 du/ac)	EC - Employment Center (0-12 du/ac; FAR 2.0)	PR - Preservation (N/A; N/A)
MR - Medium Residential (1-4 du/ac)	RAC - Rural Activity Center (0-2 du/ac; FAR 0.35)	CD - Commerce District (N/A; FAR 2.0)	M - Municipality

PROPOSED FUTURE LAND USE DESIGNATION



BACKGROUND/EXISTING CONDITIONS

The subject property is part of parcel 35623-000-00 that has been acquired in order to develop the Freedom Commons PUD. Historical use of the property includes equine, cattle and crop farming operations.

Surrounding land use and zoning for the areas adjacent to the propose land use changes are:

- North: Low Intensity (City of Ocala) land use and PUD zoning;
- South: Medium Denisty Residential and PUD
- West: Medium Density Residential and PUD
- East: Medium Density Residential and PUD

PUBLIC FACILITIES AND SERVICES

Environmental: The site is comprised of partially forested and historic grazing lands. The site's vacant nature may support Listed Species. According to the *Soil Survey of Marion County, Florida*, the site is primarily composed of Arrendona and Candler soils which are sandy and well-drained and condusive to site development. An Environmental Assessment for Listed Species, along with stormwater and floodplain analysis, is required for all development proposals to address how any such factors will be managed consistent with local, state, and federal requirements

Public Safety: The County's Liberty Fire Station #32 is located ± 2.35 miles south of the site at 11350 SW 49th Avenue. The Sheriff's Southwest SR 200 District Office is also located ± 5.5 miles to the southwest at 9048 SW SR 200 . Site development will be required to address public safety requirements. Public safety service response times will vary based on whether the response units are at the stations or on the road, and service may also be provided by other surrounding facilities. Final conformance with all public safety needs will be coordinated with any site development proposals as part of the development review processes for the site, consistent with Marion County's Land Development Regulations.

Potable Water & Sanitary Sewer: The site is in Marion County's Utility Service Area and all new development will be required to hook up to provided services. The subject property is proposed for commercial land use only. Based on the Florida Statisical Abstract, Non-Residential water consumption is calculated at 2,750 gallons per day, per acre. The proposed 9.9 acres could consume up to 27,225 gallons per day. Sewer capacity requirements are calculated at 2,000 gallons per day, per acre. The proposed 9.9 acres could generate up to 19,800 gallons per day.

Stormwater/Drainage: All proposed development is required to hold stormwater on-site, up to and including a 100-year storm event, along with other site specific conditions in compliance with the County's Land Development Regulations in order to address concerns regarding on-site and off-site flooding. If this amendment is granted, development of the site will be required to address

<p>potential flood impacts with the completion of the improvements, potentially including reducing the form, intensity, and/or density of development proposed (e.g., units, building SF, impervious SF), however, such mitigation could create unforeseen impacts to adjoining properties, necessary access, etc.</p> <p>Recreation: The primary use of the proposed land use change is commercial and will not significantly adversely affect recreation facilities generally. However, it is also part of a larger PUD and twenty percent open space requirements will be enforced for the development of that PUD.</p> <p>Solid Waste: LOS is 6.2 pounds per person per day (Solid Waste Element, Policy 1.1.2). The proposed land use change would increase potential commercial use of the site, but may not significantly adversely affect the County's solid waste operations. The County has identified and arranged for short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. Further, the County continues to pursue recycling opportunities and other avenues to address solid waste needs based on existing and projected conditions.</p> <p>Transportation: Amendment 21-S06 will be analyzed using the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10th Edition and/or the Marion County 2015 Transportation Impact Fee Schedule as based on the ITE Trip Generation Handbook, 9th Edition. The proposed ±9.9 acre site has the potential to generate a maximum amount of approximately 17,820 daily trips. A formal traffic analysis for the PUD, including these 9.9 acres, has not been submitted at this time. A traffic analysis will be required.</p> <p>Development proposals associated with this application will be subject to review and approval under the County's Land Development Code including concurrency and access review processes which may require additional specialized access improvements.</p> <p>Primary roadway corridors accessing the area around the proposed land use change include SW 49th Avenue, SW 80th Street and SW 85th Street. All three of these corridors are paved and maintained by Marion County. This recently constructed segment of SW 49th Avenue is only a portion of major north-south corridor system that is currently under development. While traffic counts will be recorded annually on this segment of SW 49th Ave, no traffic counts have been recorded as of yet. SW 80th Street and SW 85th Street are corridors that have not typically been counted because they have historically been very low-volume, rural corridors providing limited access to a limited number of improved parcels. Recent development in this area, and the construction of SW 49th Avenue has increased the accessibility of these roadways. Continued development of the lands around these roads will continue to increase their level of accessibility and the number of daily trips that will be seen on them. Widening of these corridors in the future will require additional right-of-way acquisition as current widths on the corridor are approximately fifty feet (50').</p> <p>Based on trip generation rates in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10th Edition, the currently designated 9.9 acres as Medium Density Residential land use could accommodate up to 39 dwelling units and utilizing ITE (210) Single Family Residential could generate up to 370 daily trips and 39 PM Peak Hour trips. The proposed land use change to Commercial,</p>
--

at a 1.0 Floor Area Ratio (FAR), could allow for 392,067 Gross Square Feet (GSF) of developable area. ITE (820) Shopping Center could potentially generate up to 162,221 daily trips and 1,601 PM Peak Hour trips. However, the developer has submitted projections of the uses in the area and they estimate approximately 71,700 GSF will be utilized through the development of ITE (710) General Office Building, ITE (814) Variety Store, ITE (826) Special Retail Center and ITE (853) Convenience Market with Gasoline Pumps. Proejcted trip generation for these uses is 3,706 trips per day and 319 PM Peak Hour trips.

STAFF RECOMMENDATION

Growth Services recommends **APPROVAL** of **CPA 21-S06** for the proposed Future Land Use Map Amendment on the following basis:

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

PLANNING & ZONING COMMISSION RECOMMENDATION – July 26, 2021:

The Planning & Zoning Commission recommends **APPROVAL** of **21-S06** for the proposed Future Land Use Map Amendment on the following basis:

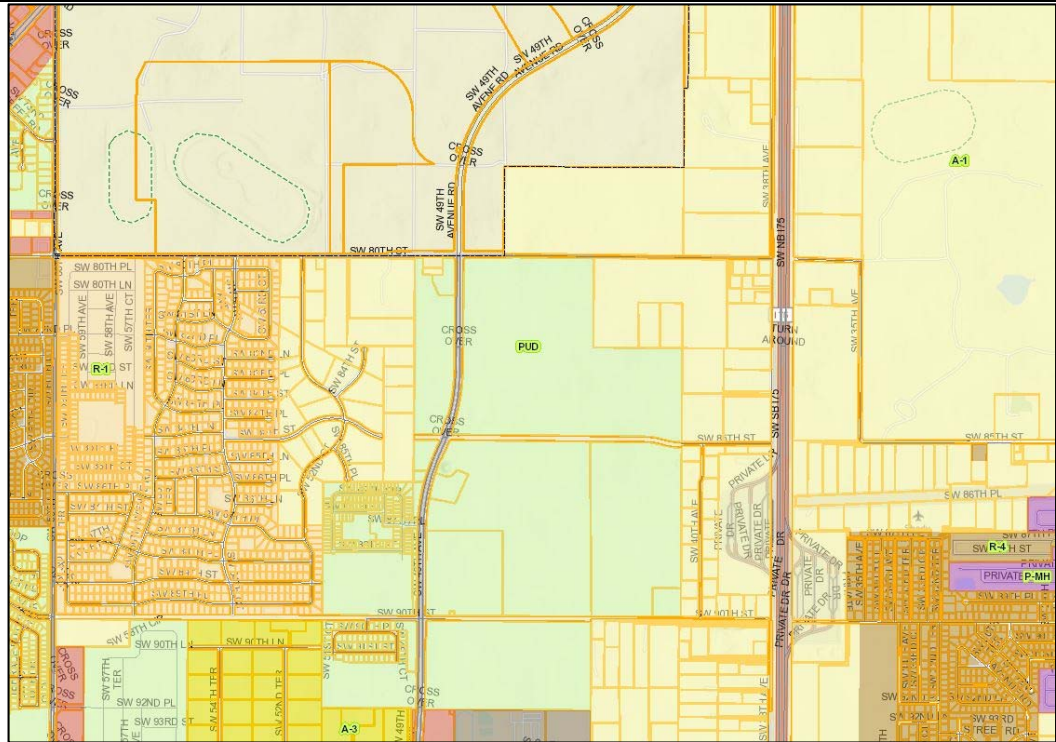
1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

BOARD OF COUNTY COMMISSIONERS – ADOPTION – August 17, 2021:

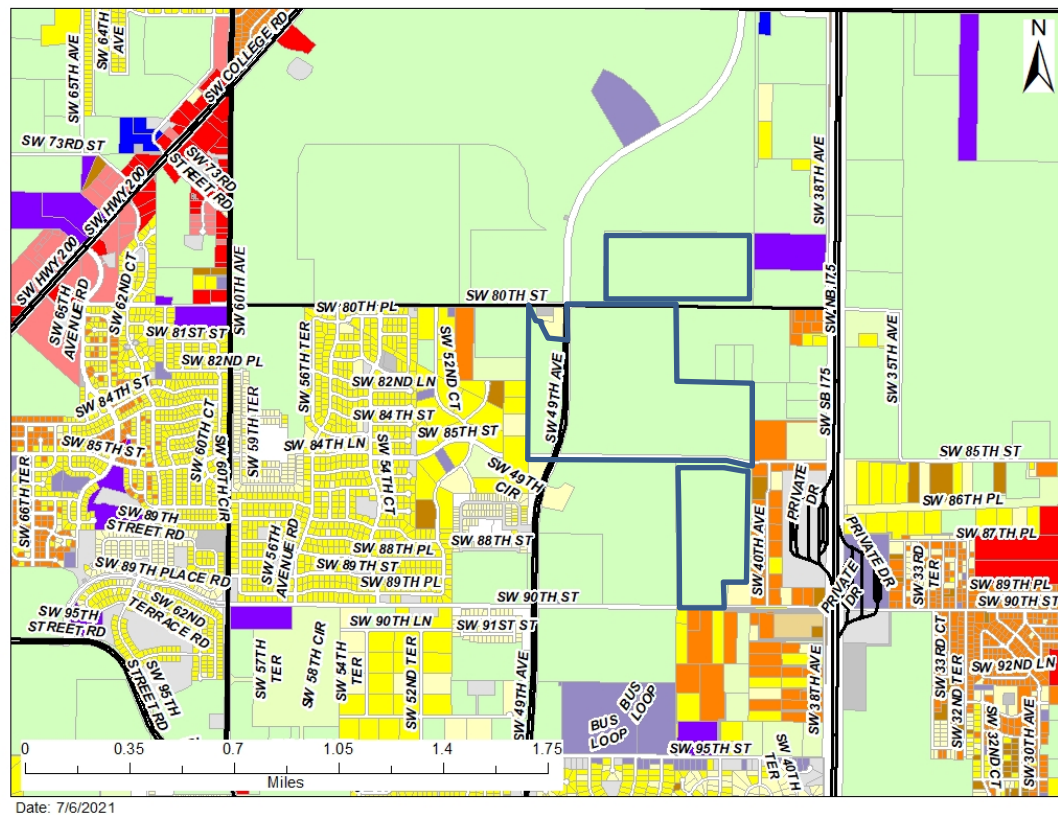
The Board of County Commissioners acted to [] **21-S06** for the proposed Future Land Use Map Amendment on the following basis:

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

CURRENT ZONING

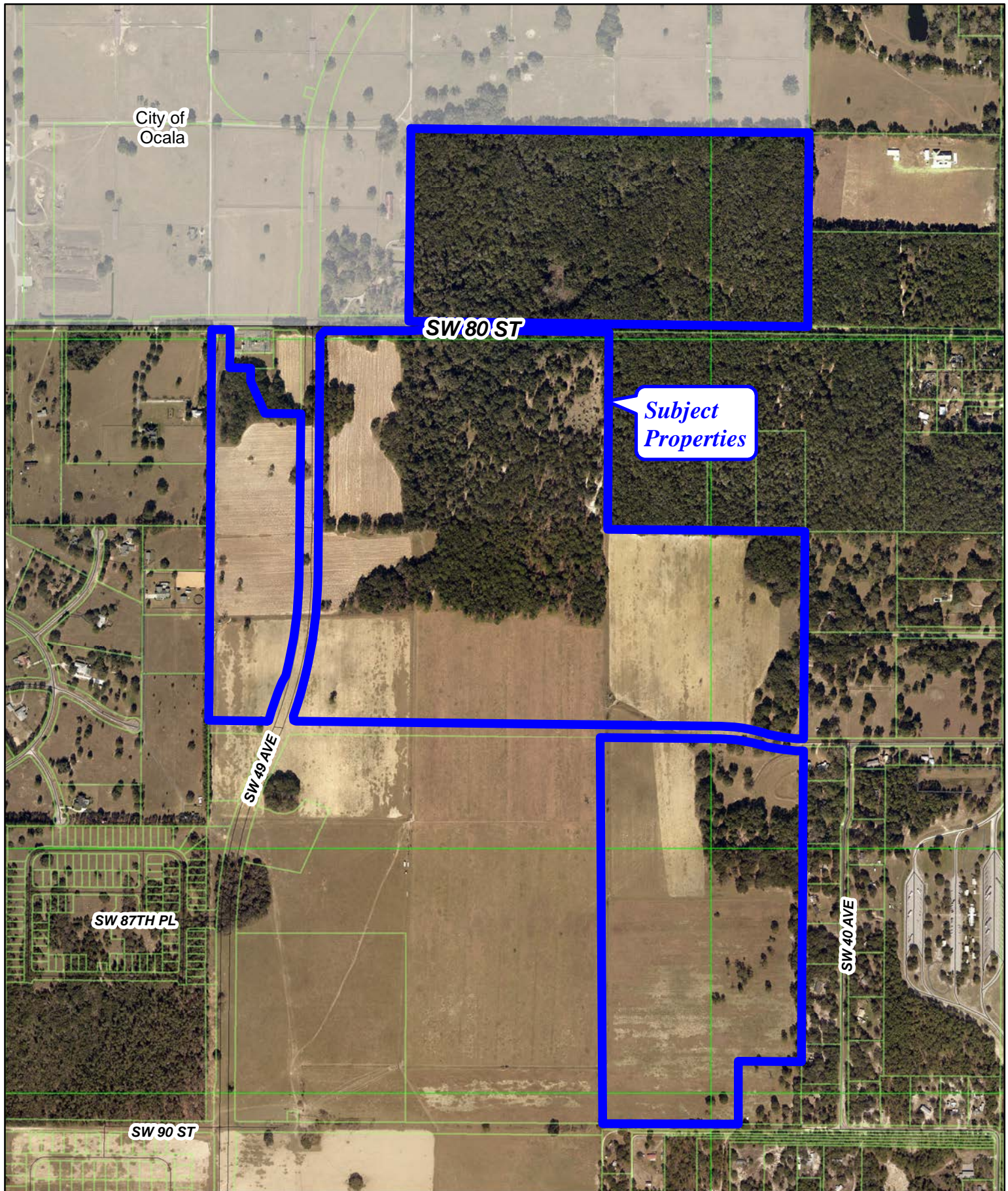


EXISTING USE PER MCPA



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

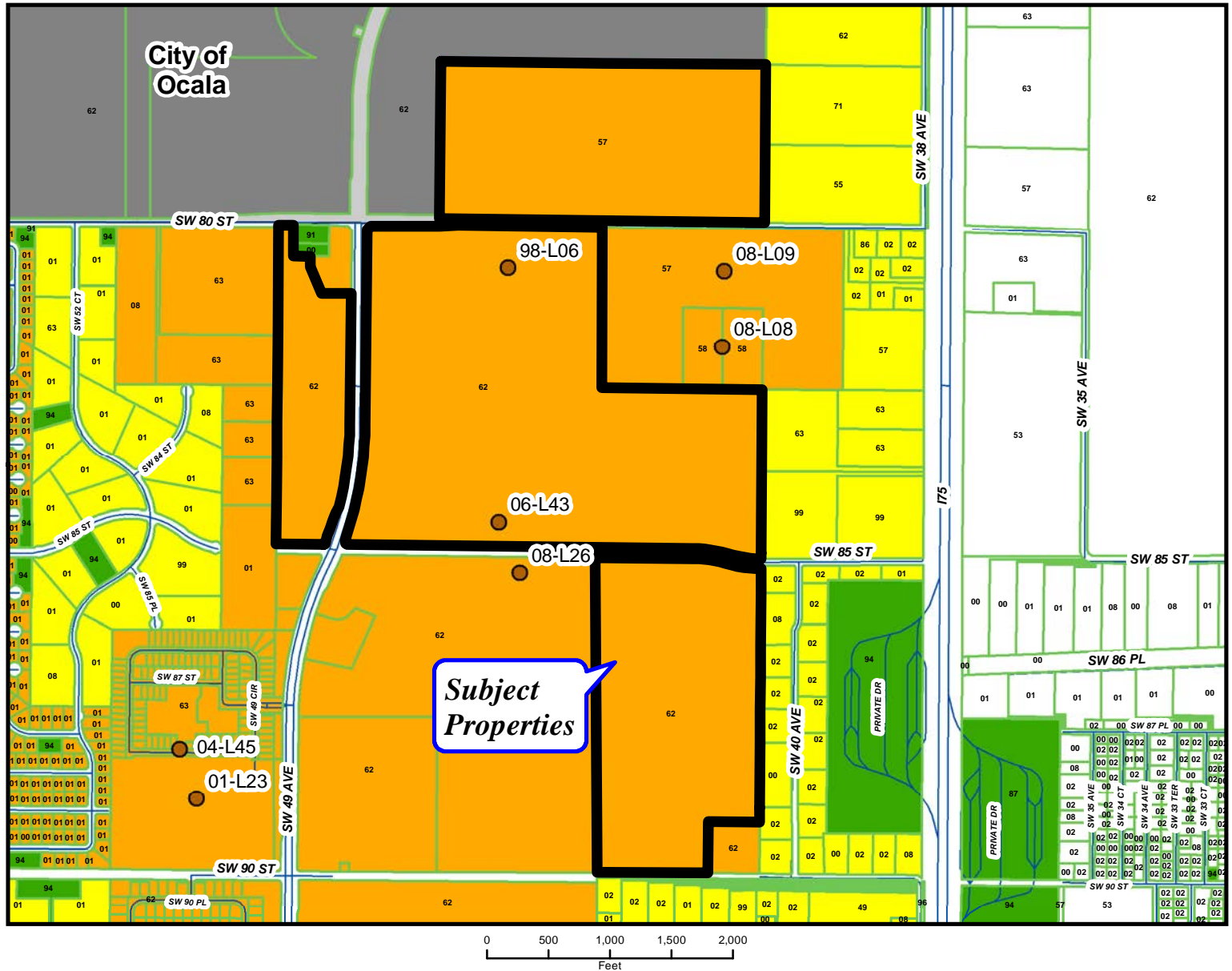
Aerial: 21-S06, 210805Z




0 500 1,000 1,500 2,000
Feet



Existing Land Use Designation 21-S06, 210805Z



Use per MC Property Appraiser		OWNER(S): Louis Paul A. Credit Shelter TR. – Nancy A. Louis, Trustee; EGMF Marion, LLC. – Karen A. Skinner, Manager and The 603 Acre Land Trust – Steven Greene.
01	Single Family Res	
50-69/99	Agricultural	AGENT: Tillman & Associates Engineering, LLC.
00/10/40/70	Vacant	
71	Church	PARCEL(S): 35523-000-00, 35623-000-00
02	Mobile Home	
06-07/11-39	Commercial	<div>  <p>All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.</p> </div>
41-49	Industrial	
83-98	Public	
82	Recreation	
03-05/08	Multi-Family	
77	Club/Lodge/Union Hall	

Legend

• All Amendments	Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)	Employment Center (0 - 12 du/ac; FAR 2.0)
★ Policy 1.20	Low Residential (0 - 1 du/ac)	Rural Activity Center (0 - 2 du/ac; FAR 0.35)	Commerce District (N/A; FAR 2.0)
	Medium Residential (1 - 4 du/ac)	Rural Community (0 - 3 du/ac; FAR 0.70)	Public (N/A; FAR 1.0)
	High Residential (4 - 8 du/ac)	Commercial (0 - 6 du/ac; FAR 1.0)	Preservation (N/A; N/A)
	Farmland Preservation Area	Environmentally Sensitive Overlay Zone (ESOZ)	Municipality



Marion County
Board of County Commissioners

Growth Services ♦ Planning & Zoning

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

STAFF USE ONLY

CASE NUMBER:

21-506

Date Received: ____/____/____

Time Received: ____:____ am / pm

Fee Item: \$5,000

Concurrent Zoning Case (if any):

AR#: 26883

PA#: 35623-000-00
(w/2108053)

LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENT APPLICATION

PLEASE CHECK THE APPLICABLE AMENDMENT APPLICATION TYPE BELOW:

☐ LARGE-SCALE MAP AMENDMENT

☒ SMALL-SCALE MAP AMENDMENT*

☐ LARGE-SCALE TEXT AMENDMENT

☐ SMALL-SCALE TEXT AMENDMENT**

*Map Amendment site must be 10 acres or less.

**Text amendment must be directly associated with, and only be applicable to, an accompanying Small-Scale Map Amendment

APPLICATION FEE:

SMALL-SCALE AMENDMENT (Map or Map with Text) = \$3,000

LARGE-SCALE AMENDMENT (Map or Text) = \$5,000

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. *Certified legal description must include the acreage.*
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner/applicant affidavit(s) – see third page of this form.
- 4) Application fee; cash or check made payable to "Marion County Board of County Commissioners."
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, the applicant and/or authorized agent contact information must be completed as requested on this page, then proceed to the bottom of Page 2.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Acreage	Future Land Use Designation per FLUMS	
		Current	Proposed/Requested
Portion of 35623-000-00	9.9	Medium Density Residential	Commercial
	258.16		

Please add an additional sheet(s) if more table entries are required.

Situa: 4390 SW 80th St, Ocala, FL.

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

Property owner/applicant	Authorized agent (if not the owner/applicant)
The 603 Acre Land Trust 400 Union Hill Drive, Suite 100 Birmingham, AL 35209 c/o Stephen Greene, TR	Tillman & Associates Engineering 1720 SE 16th Avenue, Bldg 100 Ocala, FL 34471 352-387-4540 Permits@tillmaneng.com

15/116/21 Project 2021060029
ST RG AR 26883
October 1, 2015

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES _____ NO x
(IF YES, PLEASE ATTACH TO APPLICATION)

EXISTING USE OF SITE:

Vacant with residential land use

PROPOSED USE OF SITE (IF KNOWN):

Commercial lots for development

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well _____ Centralized water x Provider Marion County Utilities
Septic _____ Centralized sewer x Provider Marion County Utilities

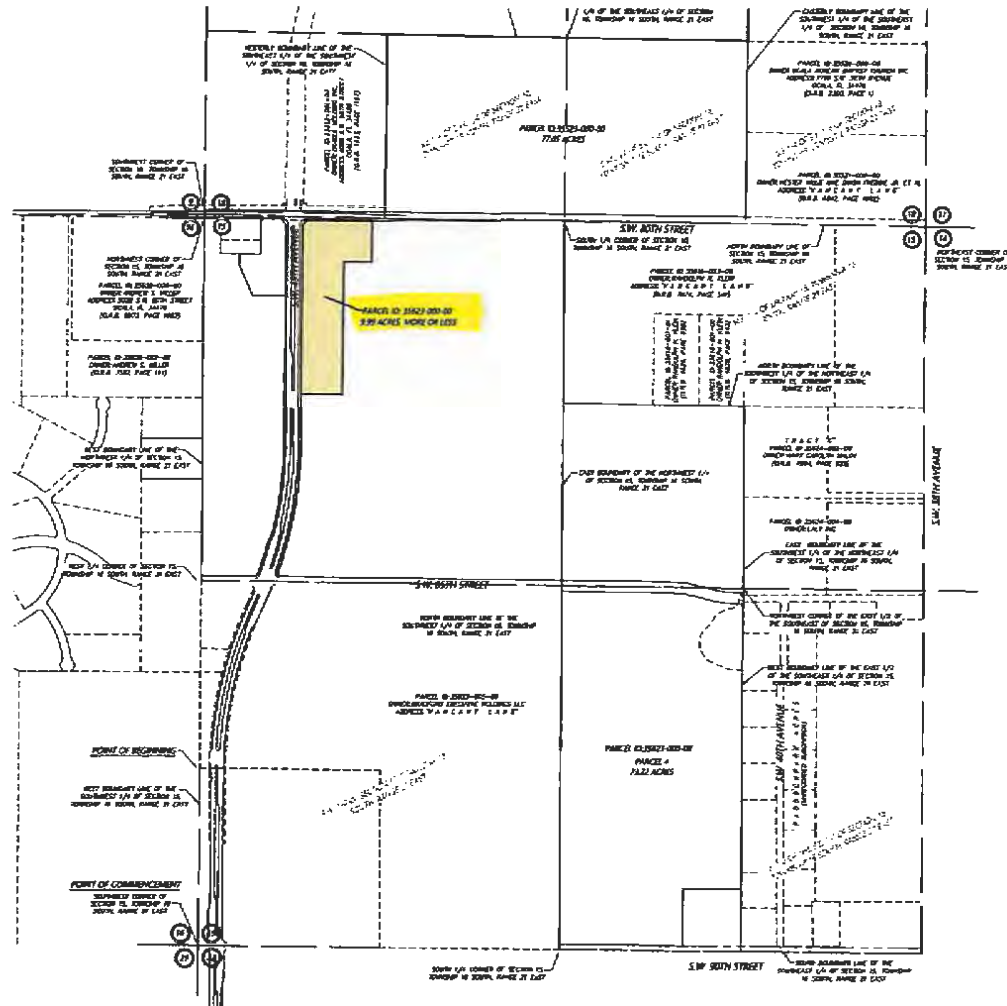
**PROVIDE DIRECTIONS TO THE SITE FROM THE GROWTH SERVICES BUILDING
(2710 E. SILVER SPRINGS BLVD., OCALA):**

Take SR 200 southwesterly to SW 60th Avenue, turn L to SW 80th Street, turn L to SW 49th Avenue.

TEXT AMENDMENTS: If applying for a text amendment, provide the proposed text amendment in an underline (new text) and strike-out (~~deleted text~~) format. The text amendment must include the appropriate citation for the amendment's location within the Comprehensive Plan (e.g., goal, objective, policy, map series, etc.) if amending an existing Plan item, or proposing a new item's location within the Plan. The text amendment must also be accompanied by data and analysis describing the purpose, intent, effect, and impact of the proposed text amendment.

COMPOSITE SKETCH FOR
CHRIS ARMSTRONG
SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

#21-806



Drawing done by JCH/PLS/2022/001-01-01 and JCH/PLS/2022/001-01-02

REVISIONS				
NO.	DATE	BY	REVISION	CHK

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING - PLANNING - ENVIRONMENTAL - GIS
1400 STATE STREET, SUITE 100
TALLAHASSEE, FLORIDA 32301
TEL: 904.833.1111 FAX: 904.833.1112
WWW.JCHCONSULTING.COM

LOCATED IN SECTION 15, TOWNSHIP 16
SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF COMPOSITE SKETCH
-FOR-
CHRIS ARMSTRONG

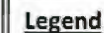
DATE	BY	APPROVED
02/26/2021	J.A.	L.A.

JOB NO.
21022001-01
SCALE
1" = 400'

1 OF 1



21-S06 and 210805Z - THE 603 ACRE LAND TRUST



-  Urban Growth Boundary
-  Streets
-  Parcels
-  Municipalities
-  Marion County

1: 18,857

1 in = 0.30 Miles

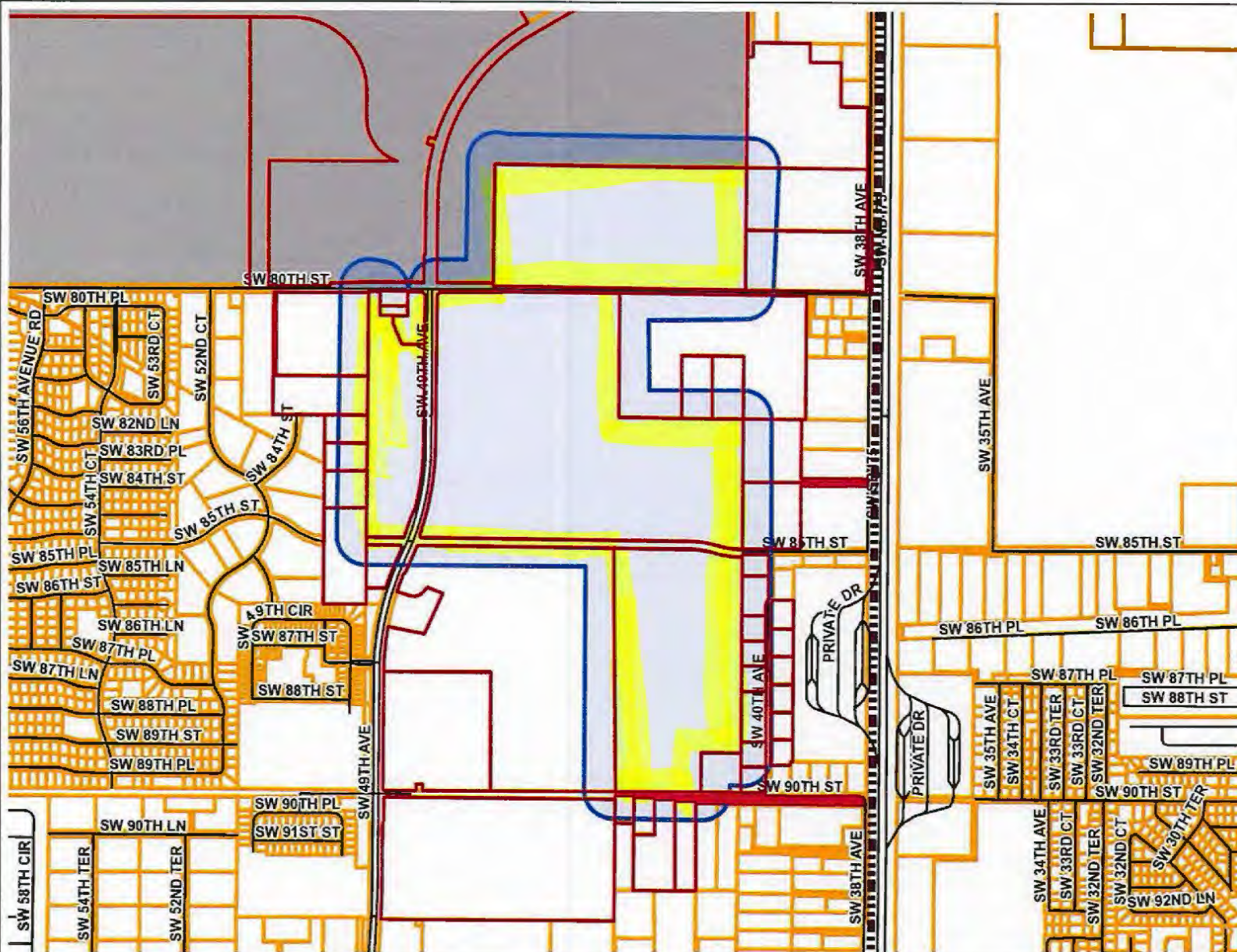


Notes

C/O: Stephen Greene, TR
and EGMF MARION, LLC C/O: Karen A. Skinner

AGENT: TILLMAN & ASSOC. ENG. LLC

Creation Date: 6/14/2021



0.6 0 0.30 0.6 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.