



# MARION COUNTY GROWTH SERVICES

**Date: 4/18/2022**

**P&Z: 4/25/2022    BCC Transmittal: 5/17/2022**

Amendment No:

**22-L05**

**AR: 28115**

## Type of Application

# Large-Scale Comp Plan FLUM Amendment

**Request:** Future Land Use Designation Change  
**From:** Low Residential (0-1 du/ac)

**To:** Medium Residential  
(1-4 du/ac) 102 acres

**To:** High Residential (4-8 du/ac) 30 acres

## Concurrent Zoning

**Case:** 220510Z, From A-1, General Agriculture to PUD, Planned Unit Development

## Developer's

**Agreement(s):** N/A

**Owner:** Ocala SW, 80<sup>th</sup>  
Ave, LLC.

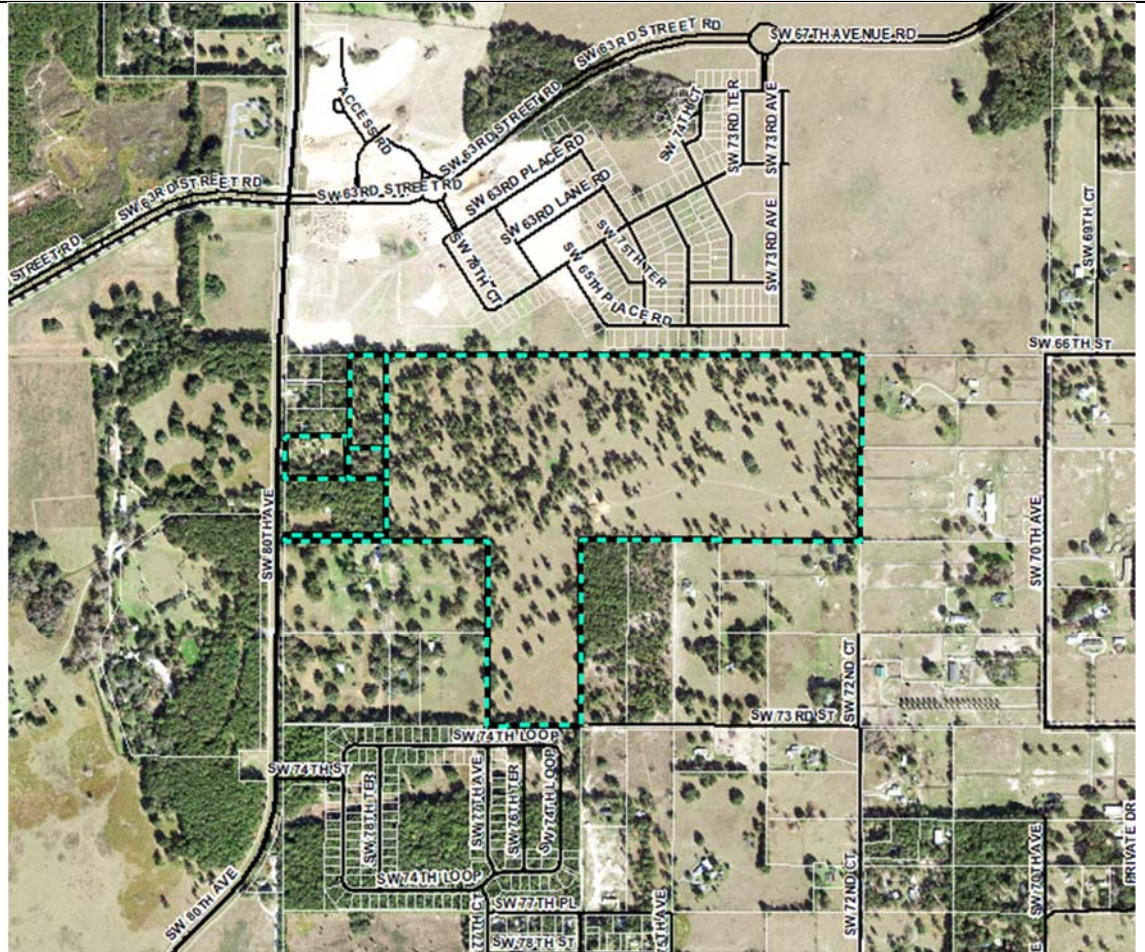
**Agent:** W. James Gooding, III

**Parcel #/Acreage:**  
35460-037-00, 35476-  
000-00, 35477-000-00,  
35479-001-00, and  
35479-003-00/ ± 132.26  
acres.

**Location:**  
SW 80<sup>th</sup> Avenue.

**Staff Recommendation:**  
**Approval**

**P&Z Recommendation  
Approval (ON  
CONSENT)**



## SUMMARY

Staff is recommending **Approval** to amend the future land use designation for ±132.26 acres from Low Residential (0-1 du/ac) to ±102.26 acres of Medium Residential (1-4 du/ac) and ±30 acres of High Residential (4-8 du/ac). Staff is recommending Approval due to the proposed amendment and development being consistent with the surrounding uses and infill within an urbanizing area.

## Notice of Public Hearing

Property Owners within 300 feet of the subject property: 21.

## LOCATION

The subject property is located on SW 80<sup>th</sup> Avenue, south of Calesa.

## BACKGROUND/EXISTING CONDITIONS

The subject property is located between SW 80<sup>th</sup> Avenue and SW HWY 200/SW 60<sup>th</sup> Avenue, within the formal Urban Growth Boundary. This location is considered infill within a major urban area. Within 2.5 miles of the subject property, there is a high school, several grocery and big box retail options, restaurants, and hospitals. Slightly further than 2.5 miles away, there are even



### Project Planner

Ken Weyrauch, Senior Planner

### Existing Use:

Vacant

### Code Enforcement

Action: N/A

### Development Eligibility for Dwelling Units (DUs):

#### CURRENT:

Public – 13 DUs

#### PROPOSED:

Medium Residential and High Residential – 648 DUs

#### POTENTIAL

NET CHANGE: +635 DUs

### Policy 2.1.17: Low

**Residential (LR)** - This land use designation is intended to recognize areas suited for primarily single-family residential units 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.

more options that include an elementary and middle school as well as a library and several parks. The proposed location is ideal for residential infill.

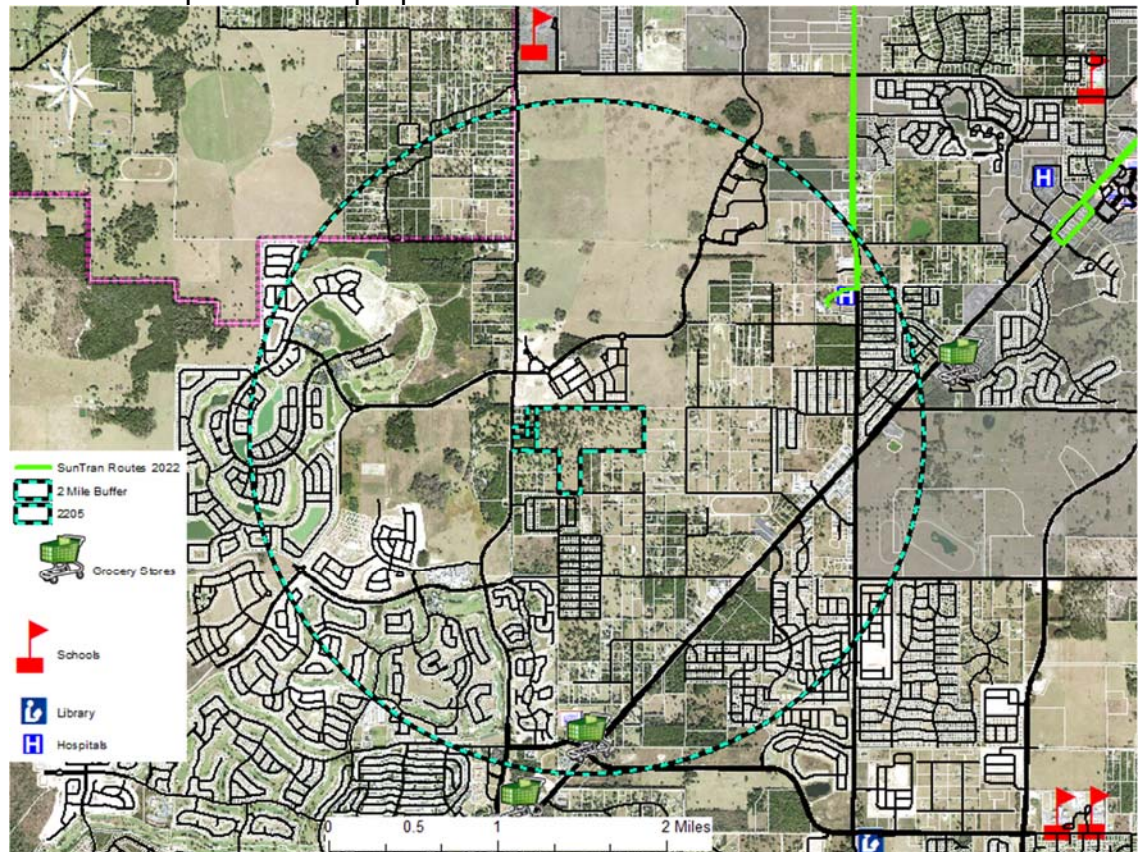


Figure 1: Vicinity Map showing local day to day needs.

### Current Land Use

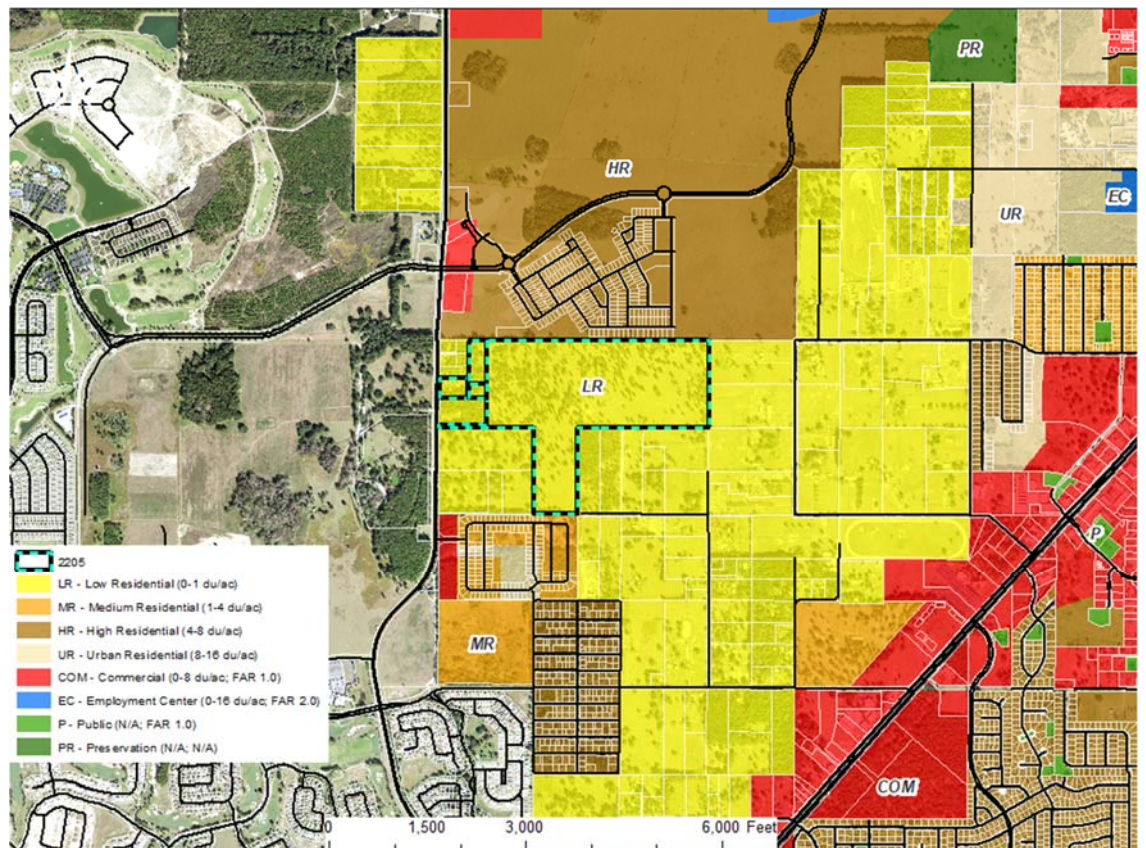


Figure 2: Current Land Use Map (west of SW 80<sup>th</sup> Ave is the On Top of the World DRI)



**Policy 2.1.18: Medium Residential (MR)** - This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multi-family residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

**Policy 2.1.19: high Residential (HR)** - This land use designation is intended to recognize areas suited for a mixture of single-family and multi family residential units in existing and new development that is located within the UGB or Urban Area. The density range shall be four (4) dwelling units to eight (8) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

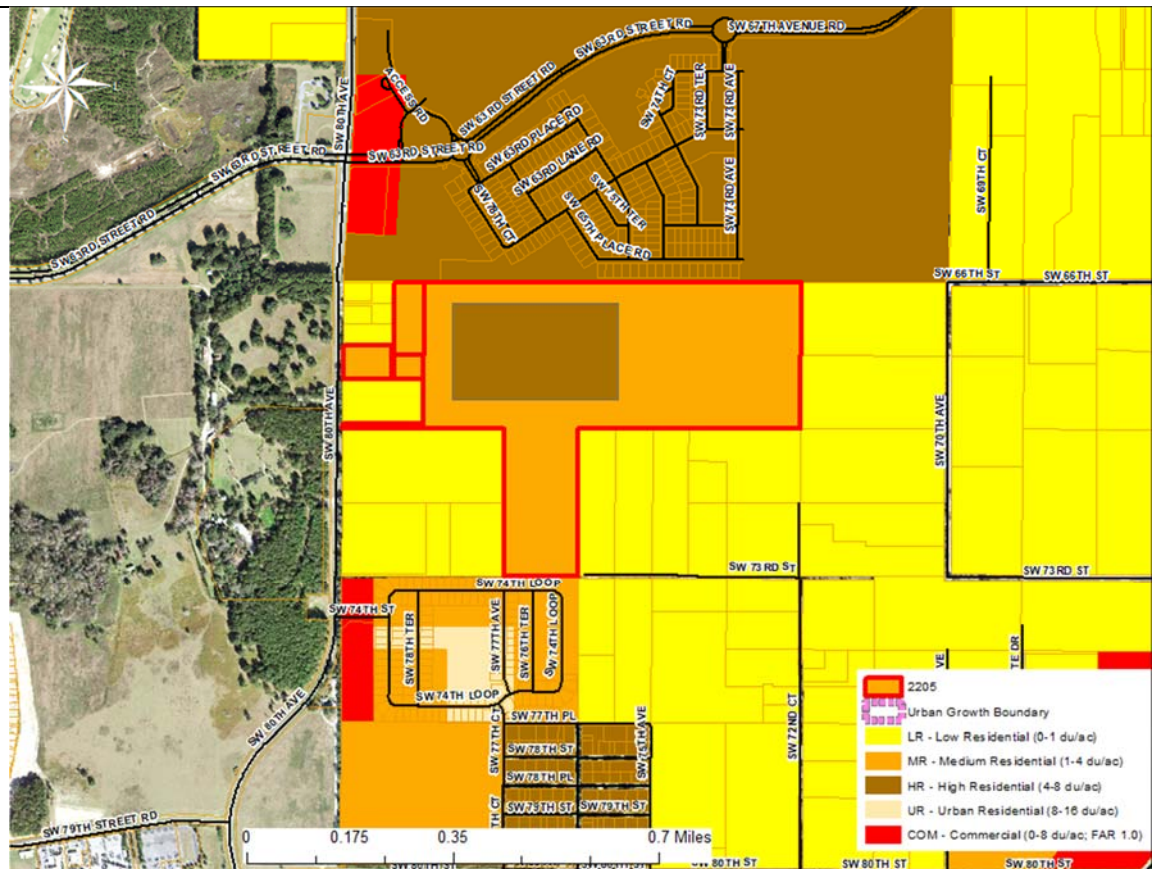


Figure 3: Proposed Land Use (west of SW 80<sup>th</sup> Ave is the On Top of the World DRI)

## PUBLIC FACILITIES AND SERVICES

**Environmental:** The site is vacant. The site's vacant nature may support Listed Species. According to the *Soil Survey of Marion County, Florida*, the site includes Candler Sand soil type that can reasonably accommodate development, depending on site characteristics.

**School Facilities:** Marion County Public Schools (MCPS) was notified of this Amendment Application and has not provided any comments as of yet. As soon as those comments are available this section will be amended. The schools servicing this property and their utilization are; Saddlewood Elementary (117.98%), Liberty Middle (111.64%), and West Port High (109.81%).

**Public Safety:** The Friendship Fire Station #21 is located  $\pm 1.75$  miles south of the site at 7884 SW 90<sup>th</sup> Street. The Sheriff's Southwest District Office is also located  $\pm 4.5$  miles to the southwest at 9048 SW Hwy 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 parcel is within Marion County Utilities public service area and connection to Marion County's public water and sewer is required.

<div data-bbox="66 50 415 149"> <b>POTENTIAL TRIP GENERATION</b> </div> <div data-bbox="66 149 415 216"> <b>CURRENT USE</b> </div> <div data-bbox="66 216 415 369"> As Commercial: 886 Sq. Ft.  33,448 Daily 3,376 PM Peak Hour </div> <div data-bbox="66 369 415 525"> As Residential: 157 DUs  1150 Daily 88 PM Peak Hour </div> <div data-bbox="66 525 415 592"> <b>PROPOSED USE</b> </div> <div data-bbox="66 592 415 760"> As Residential: 314 DUs  1710 Daily 138 PM Peak Hour </div>	<p><b>Stormwater/Drainage:</b> 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 to address concerns regarding on-site and off-site flooding. If this amendment is granted, development of the site will be required to address 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><b>Recreation:</b> Formally Marion County has ample Federal, State, and County-owned lands available for recreational activity and exceeds the currently established LOS standard.</p> <p><b>Solid Waste:</b> LOS is 6.2 pounds per person per day (Solid Waste Element, Policy 1.1.2). The proposed land-use change would increase potential residential 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><b>Transportation:</b> Amendment 22-L05 was analyzed using the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 9<sup>th</sup> Edition and/or the Marion County 2015 Transportation Impact Fee Schedule as based on the ITE Trip Generation Handbook, 9th Edition. The proposed development is expected to generate 5,457 daily trips and 505 peak hour trips. The traffic expected to be generated under the current land use and zoning is significantly less at 1,303 daily trips and 129 peak hour trips. The submitted traffic analysis indicates that there will be sufficient capacity on SW 80th Avenue; however, the planning level analysis does not take into account the committed traffic from On Top of the World and Calesa. Additionally, it proposes a three year development timeframe for FULL buildout of the development. Given that this development has just begun the rezoning and comp plan amendment process, a three year timeframe for full buildout seems too optimistic. Due to these two factors, the actual available capacity on SW 80th Avenue at FULL buildout of this development may be less than what the analysis shows. This development is also proposed to have only one regular access and one emergency access - both to SW 80th Avenue. A second regular access to another road is desirable to help distribute some of the traffic away from SW 80th Avenue. If this is not possible, then a lower density more consistent with the existing density should be considered. A detailed traffic impact study will be required which examines the operational impacts on all the adjacent roadways that will be impacted by the development. Turn lane and signal improvements may be required especially at the project entrance. A traffic methodology is required to be approved prior to conducting the study and the study must be approved prior to approval of the master plan. A preliminary sidewalk and multimodal plan has not been provided. At a minimum, a sidewalk will be required on at least one side of the internal streets. SW 80th Avenue is planned to be four lane. One of the concepts includes a multi-use path on both sides of the road. A multi-use path should, therefore, be provided on the main entrance road, preferably on the north side.</p>
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There are no proposed parallel access locations. This is concerning given the size of the proposed development which will have one regular access to SW 80th Avenue. If a second regular access to another road can't be provided, then consideration should be given to reducing the allowed density. SW 80th Avenue is planned to be widened to four lanes which will require right-of-way acquisition and may impact some of the proposed stormwater and roadway infrastructure at the entrance. This needed right-of-way will need to be taken into account on the master plan.

#### **STAFF RECOMMENDATION**

Growth Services recommends **Approval of CPA 22-L05** 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 – April 25, 2022:**

The Planning & Zoning Commission recommends **Approval of 22-L05** for the proposed Future Land Use Map Amendment on the following basis:

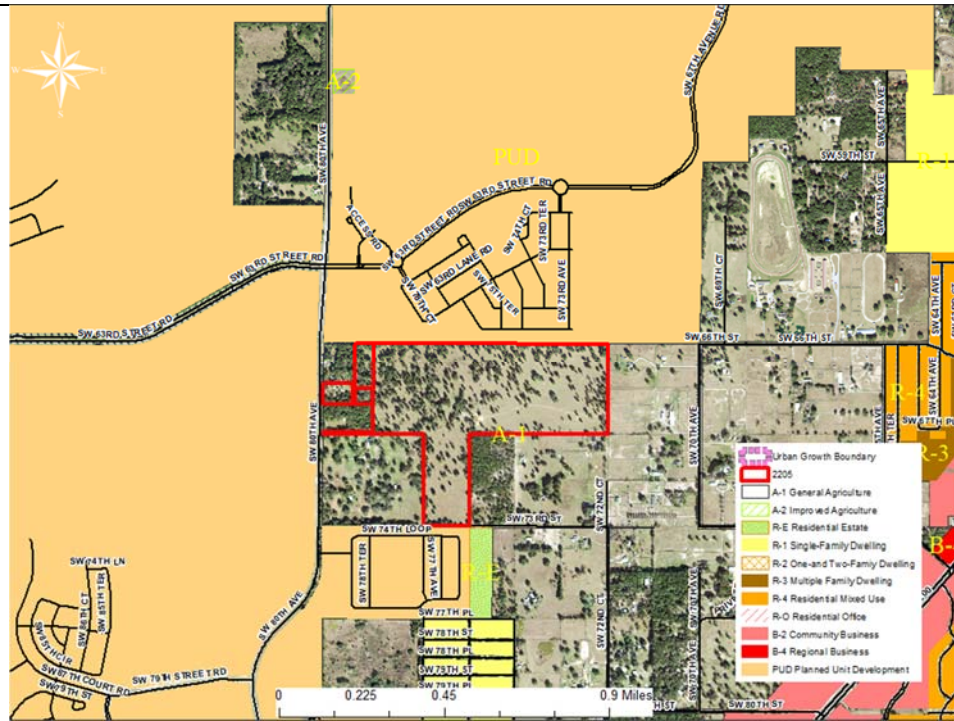
1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

#### **BOARD OF COUNTY COMMISSIONERS – ADOPTION – May 17, 2022:**

The Board of County Commissioners acted to [ ] **22-L05** 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.

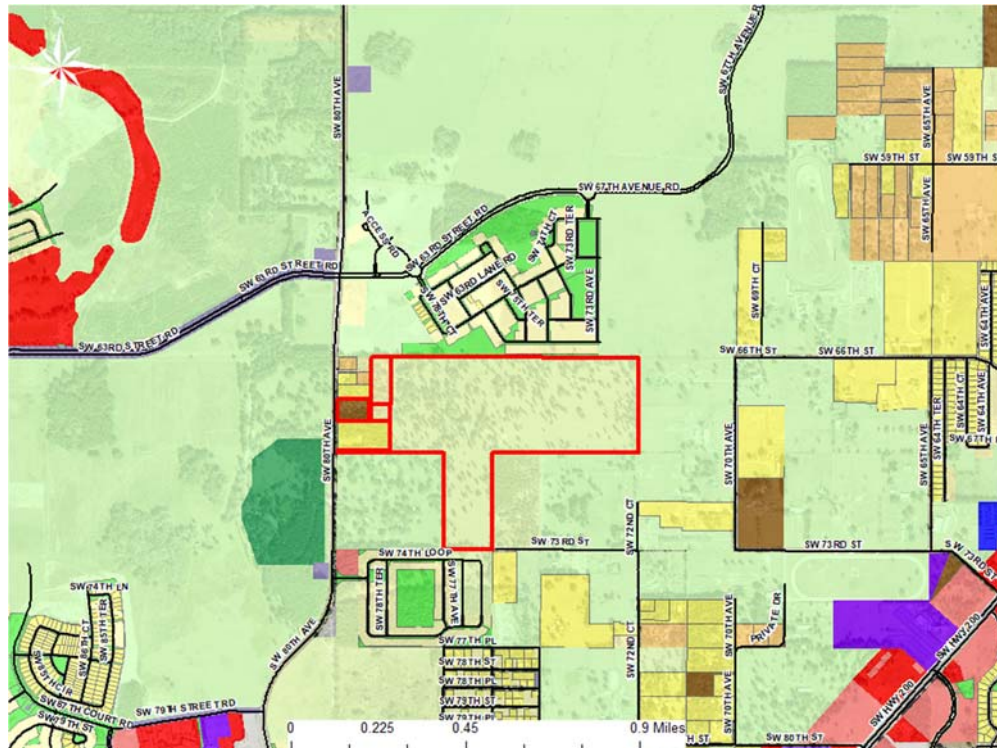
## CURRENT ZONING



## ZONING DISTRICTS

A-1 General Agriculture	R-2 One-and Two-Family Dwelling	RR Recreational Resort	B-4 Regional Business	I-C Industrial Complex
A-2 Improved Agriculture	R-3 Multiple Family Dwelling	RAC Rural Activity Center	B-5 Heavy Business	G-U Government Use
A-3 Residential Agricultural Estate	R-4 Residential Mixed Use	R-O Residential Office	RC-1 Rural Commercial	R-PUD Residential Planned Unit Development
RR-1 Rural Residential	MH Manufactured Housing	B-1 Neighborhood Business	RI Rural Industrial	PUD Planned Unit Development
R-E Residential Estate	P-MH Mobile Home Park	B-2 Community Business	M-1 Light Industrial	
R-1 Single-Family Dwelling	P-RV Recreational Vehicle Park	B-3 Specialty Business	M-2 Heavy Industrial	

## EXISTING USE PER MCPA

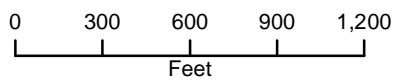


Vacant Res	MFR	Commercial	RuralBldgSite	Private Institutional	Utility	Water/submerged
SFR	Group Living Qtrs	Vacant Industrial	Ag Production	Government Institution	R/W	Mining
MHR	Vacant Com	Industrial	Vacant Institutional	Military	Recreation/Park/Forest	Sewage/Waste/Barrow
						Acreage Non-classified



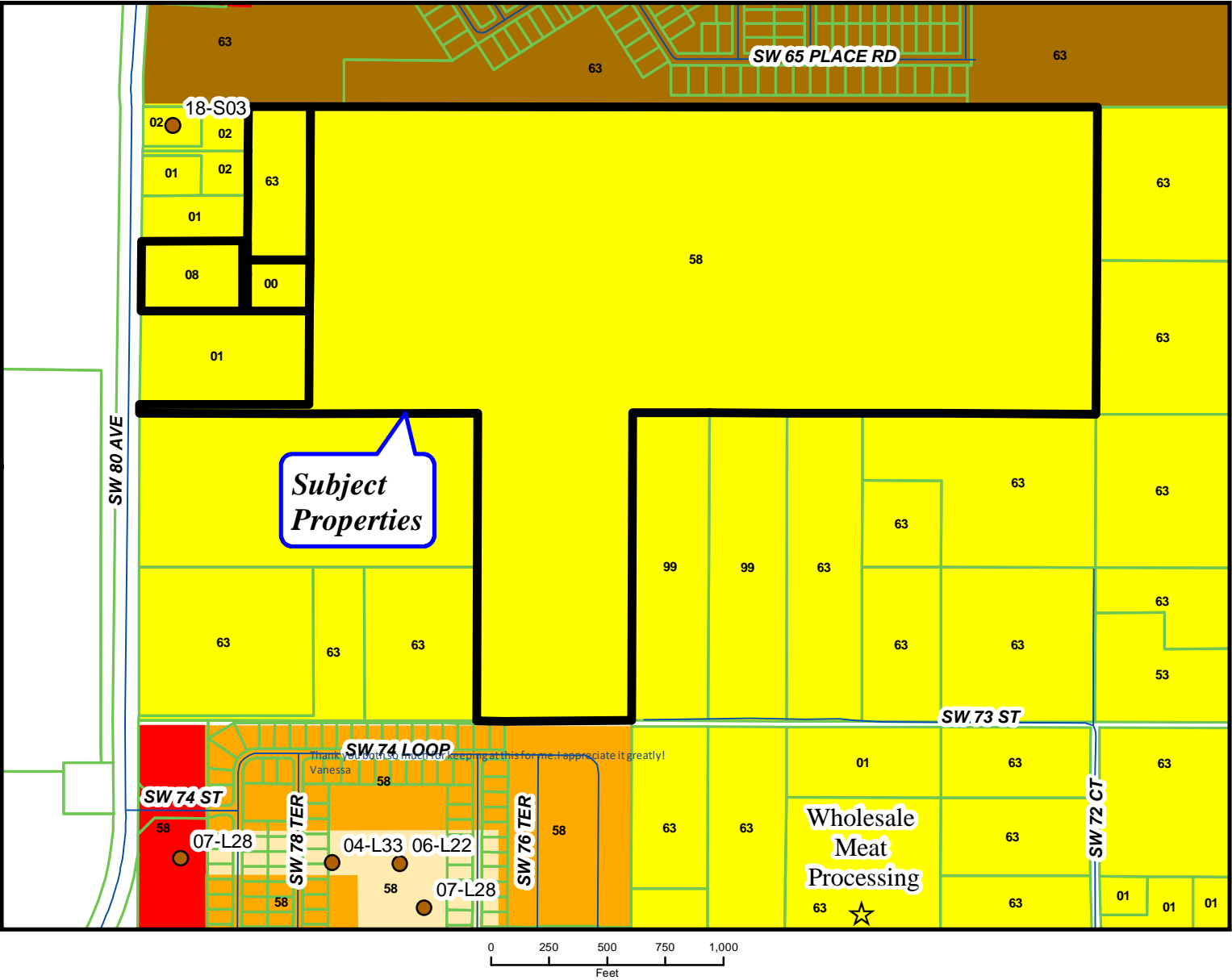
*Subject Properties*





SW 79 AVENUE RD  
ACCESS RD  
SW 63 STREET RD  
SW 73 COURT RD  
SW 63 PLACE RD  
SW 73 LANE RD  
SW 73 TERRACE RD  
SW 74 CT  
SW 73 TER  
SW 73 AVE  
SW 74 PL  
SW 75 AVENUE RD  
SW 64 PL  
SW 65 PLACE RD  
SW 78 CT  
SW 78 AVENUE RD  
SW 64 STREET RD  
SW 75 TER  
SW 77 AVE  
SW 76 TER  
SW 74 LOOP  
SW 77 PL  
SW 78 ST  
SW 77 CT  
SW 76 AVE  
SW 75 AVE  
SW 72 CT  
SW 80 AVE





Existing Land Use Designation 22-L05, 220510Z



Use per MC Property Appraiser		OWNER(S): Ocala SW 80th Ave, LLC.	
01	Single Family Res	AGENT: W. James Gooding, III	
50-69/99	Agricultural	PARCEL(S): 35460-037-00, 35476-000-00, 35477-000-00, 35479-001-00, 35479-003-00	
00/10/40/70	Vacant	<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> <div></div>	
71	Church		
02	Mobile Home		
06-07/11-39	Commercial		
41-49	Industrial		
83-98	Public		
82	Recreation		
03-05/08	Multi-Family	<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> <div></div>	
77	Club/Lodge/Union Hall		

Legend

- All Amendments
- Policy 1.20

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





**Marion County  
Board of County Commissioners**

**Growth Services**

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

Revised 01/09/2020

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE  
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case 22-L05

**PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:**

**LARGE-SCALE MAP AMENDMENT** ☒  
**TEXT AMENDMENT** \_\_\_\_\_

**SMALL-SCALE MAP AMENDMENT** \_\_\_\_\_  
**TEXT AMENDMENT** \_\_\_\_\_

*(Text amendment must be associated with submitted small-scale map amendment)*

**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 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, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)**

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
35460-037-00, 35476-000-00, 35479-003-00	7-16-21	132.26	LR	MR 102ac HR 30ac
35477-000-00, 35479-001-00			D	R

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

Property owner/applicant	Authorized agent (if not the owner/applicant)
OCALA SW 80TH AVE LLC 4912 TURNBURY WOOD DR TAMPA FL 33647-2056	W. James Gooding III Gooding & Batsel, PLLC 1531 SE 36 Ave. Ocala, FL. 34471 352-579-1290 jgooding@lawyersocala.com

Staff Use Only: Application Complete – Yes Received: Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Time \_\_\_\_:\_\_\_\_ a.m. / p.m. **Page 1 of 3**

*Empowering Marion for Success*

[www.marioncountyfl.org](http://www.marioncountyfl.org)

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES X NO \_\_\_\_\_  
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

**EXISTING USE OF SITE:**

Agricultural - Cattle

**PROPOSED USE OF SITE (IF KNOWN):**

Residential neighborhood

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

Well \_\_\_\_\_ Centralized water X Provider Marion County  
Septic \_\_\_\_\_ Centralized sewer X Provider Marion County

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

SR 40 west to SW 80th Avenue, turn left/south, property on left just past

SW 63rd ST RD



PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida  
COUNTY OF Hillsborough

BEFORE ME THIS DAY PERSONALLY APPEARED Joe Tabshe,  
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:  
35460-037-00, 35476-000-00, 35479-003-00, 35477-000-00, 35479-001-00
2. He/she duly authorizes and designates W. James Gooding III to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

[Signature]  
Property owner's signature

2-25-2022  
Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25<sup>th</sup> day of February, 2022 (year), by JOE TABSHE (name of person making statement).

He/she is personally known to me or has produced \_\_\_\_\_ as identification. (Driver's license, etc.)

[Signature]  
Notary public signature



FRANZ TOBIAS TEDROWE  
Commission # HH 200774  
Expires February 19, 2026

State of FLORIDA County of Hillsborough  
My commission expires: 2/19/2026