



**Marion County
Board of County Commissioners**

Growth Services

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Ocala, FL 34470
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**PLANNING & ZONING SECTION
STAFF REPORT**

P&ZC Date: 09/29/2025	BCC Date: 10/20/2025
Case Number	25-S13
CDP-AR	33163
Type of Case	Future Land Use Map Series (FLUMS) amendment from Medium Residential (MR) to High Residential (HR).
Owner	Stephen Curry & Tasha Curry
Applicant	N/A
Street Address	No Address Assigned
Parcel Number	2304-022-028
Property Size	±0.53 acres
Future Land Use	Medium Residential (MR)
Zoning Classification	One and Two-Family Dwelling (R-2)
Overlay Zone/Scenic Area	Urban Growth Boundary (UGB) & Secondary Springs Protection Zone (SSPZ)
Staff Recommendation	APPROVAL
P&Z Recommendation	APPROVAL (BY CONSENT)
Project Planner	Jared Rivera-Cayetano
Related Case(s)	None

I. ITEM SUMMARY

Stephen and Tasha Curry filed a Small-Scale Future Land Use Map Series (FLUMS) amendment application to change the land use designation of a ± 0.53 -acre site from Medium Residential (MR) to High Residential (HR). The Parcel Identification Numbers for the subject property is 2304-022-028; the site has not been assigned an address. The legal descriptions are provided within the application (see Attachment A). The subject property is located at the northwest corner of NW 6th Place and NW 58th Avenue. The site is located inside the Urban Growth Boundary (UGB) and within the Secondary Springs Protection Zone (SSPZ). The intention of this Small-Scale FLUMS amendment is to provide one (1) duplex and one (1) single-family residential structure on two (2) separate parcels. No change in zoning classification is proposed at this time. The current Medium Residential (MR) Future Land Use (FLU) designation currently allows up to two (2) dwelling units on the subject property; however, a High Residential (HR) designation would ultimately allow up to four (4) dwelling units in an area with existing and proposed multi-family development. A preliminary site plan for the proposed development is also provided within the rezoning application (Attachment A).

Figure 1, below, is a general location aerial displaying existing and surrounding site conditions.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

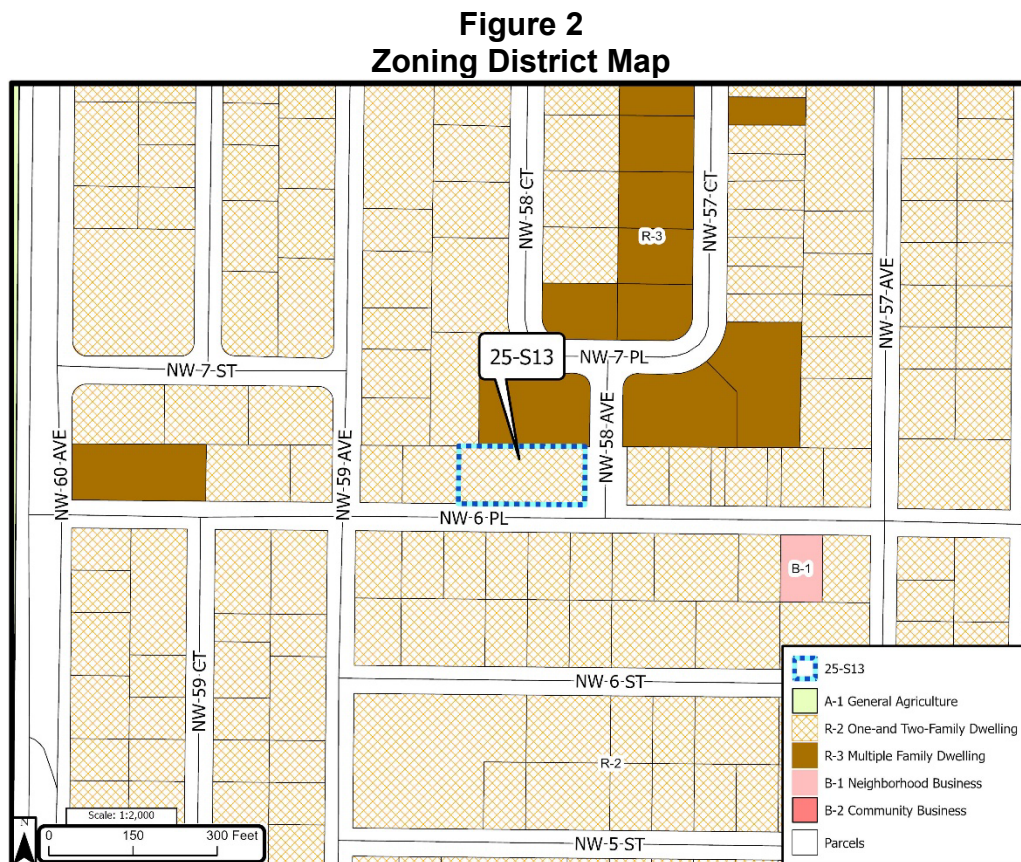
Staff is recommending the **APPROVAL** of the Small-Scale Future Land Use Map Series (FLUMS) amendment because it is consistent with Land Development Code Section 2.3.3.B, which requires amendments comply and be consistent with the Marion County Comprehensive Plan as well as the provisions of Chapter 163, Florida Statutes.

III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 3.5.3.B(2), notice of public hearing was mailed to all property owners (26 owners) within 300 feet of the subject property on September 12, 2025. Consistent with LDC Section 3.5.3.B(1), public notice was posted on the subject property on September 12, 2025. Consistent with LDC Section 3.5.3.A, due public notice was published in the Ocala Star-Banner on September 15, 2025. 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.

V. BACKGROUND/PROPERTY HISTORY

- A. *ZDM history.* Figure 2 shows the subject property has a zoning classification of One and Two-Family Dwelling (R-2). The subject property has not been rezoned since the adoption of Zoning in 1982.



- B. *FLUMS history.* Figure 3, below, shows the Future Land Use (FLU) designation of the subject property, as well as properties in the nearby Ocala Ridge and Ridge Meadow subdivisions (see Figure 4). Although the subject property and other properties in the Ocala Ridge subdivisions are primarily designated as Medium Residential (MR), two (2) properties in the Ocala Ridge Unit 4 subdivision specifically have previously been re-designated to High Residential (CPA-SS Case No. 22-S04 and 24-S05). Notably, properties in the Ridge Meadows subdivision are primarily designated as High Residential (HR).

Figure 3
FLUMS Designation

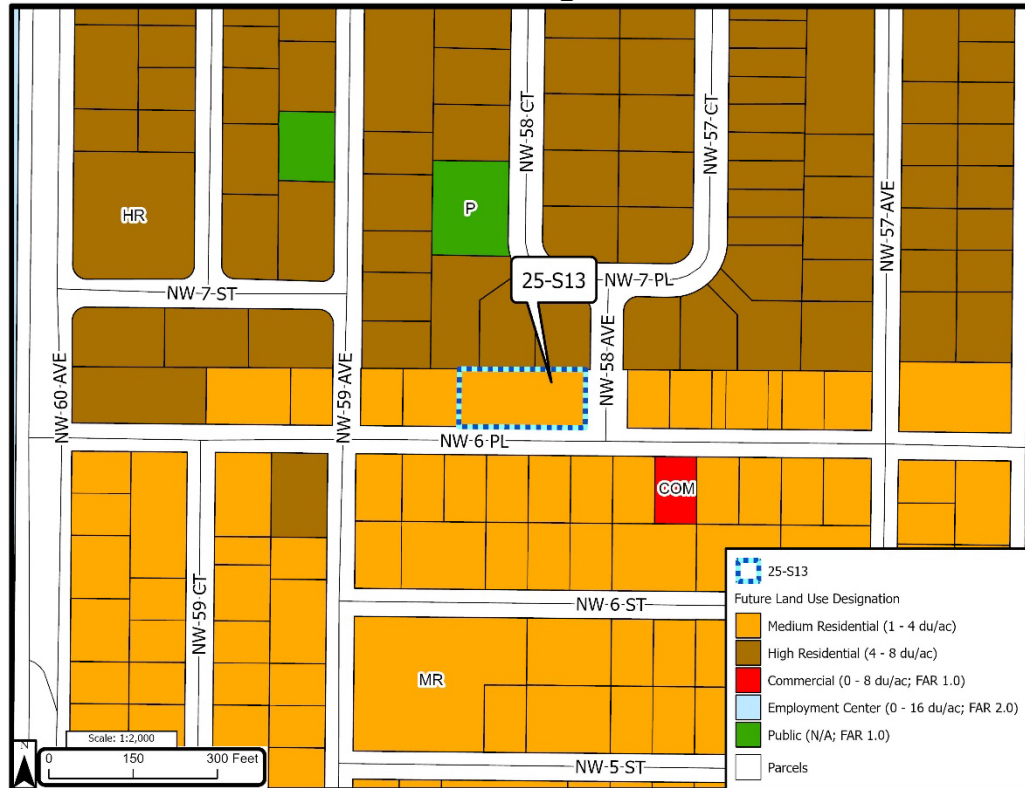


Figure 4
Existing Subdivisions

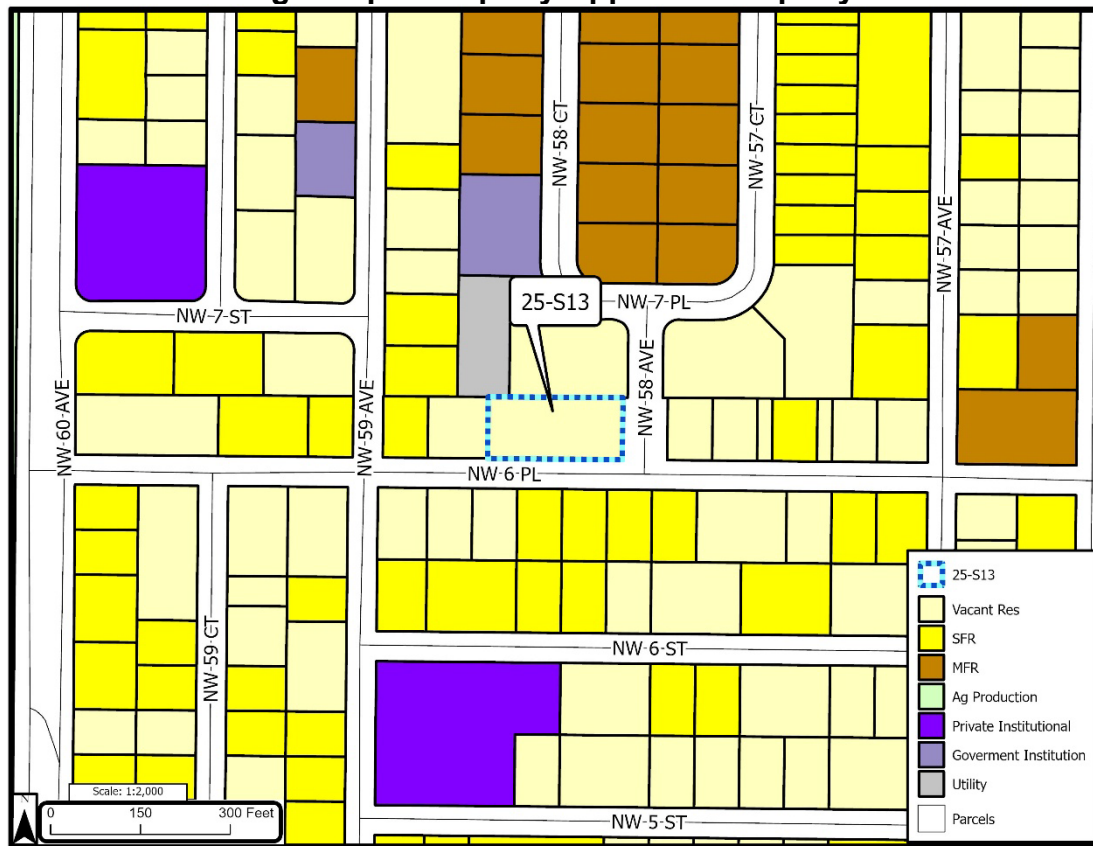


VI. CHARACTER OF THE AREA

- A. *Existing site characteristics.* Figure 1, above, is a general location aerial displaying existing and surrounding site conditions.

As part of the public notice posting required by LDC Section 3.5.3.B(1), Staff conducted a site visit on September 12, 2025 and found that the subject property is vacant. Although a portion of the subject property is heavily vegetated, a portion has been cleared for multi-family development on an adjacent property (PID 2164-001-014). There are a few trees at the intersection of NW 6th Place and NW 58th Avenue. Duplexes in the Ridge Meadows subdivision can be seen from NW 6th Place. Site photos are attached to this report (see Attachment C).

Figure 5
Existing Use per Property Appraiser Property Code



B. *Adjacent and surrounding land uses.* Figure 5, above, displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

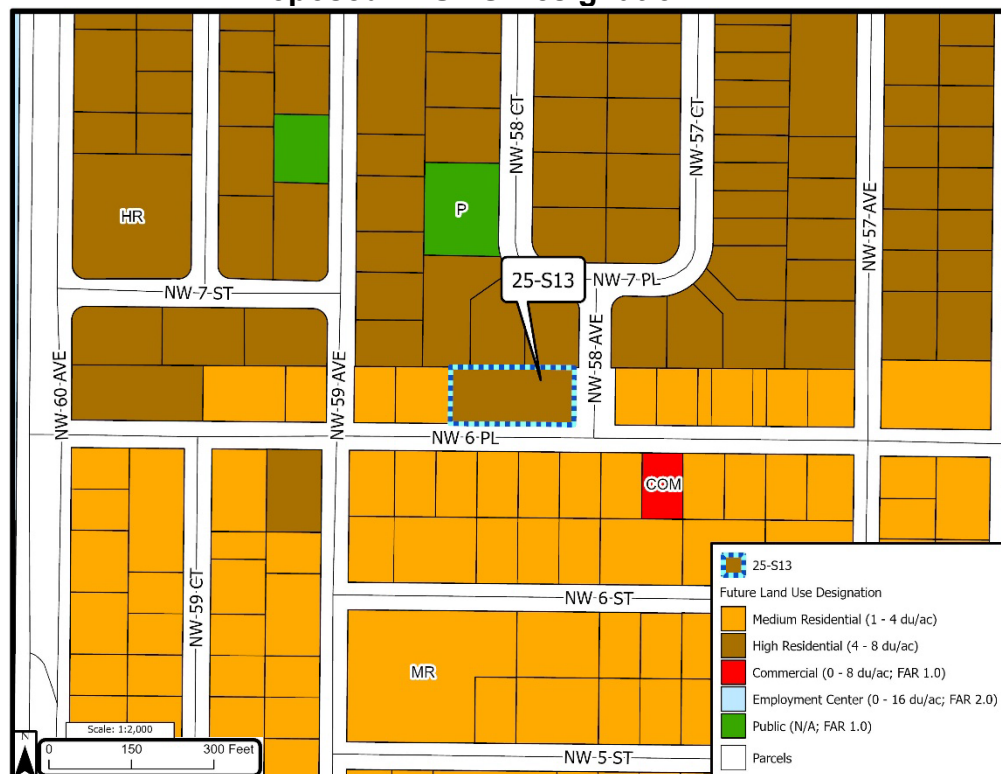
In general, the area directly adjacent to the subject property is residential. Specifically, properties within the Ocala Ridge subdivisions are characterized as either single-family residential or vacant residential. Properties within the Ridge Meadows subdivision are primarily characterized as multi-family residential. Staff notes that three (3) properties to the north and northeast of the subject property (PID 2164-001-014, 2164-003-013, and 2164-003-011) are currently under development review for two-story quadruplexes.

Properties characterized as government institution and private institution are currently used for drainage retention areas and neighborhood churches, respectively. Notably, there is one (1) property (PID 2164-000-001) to the northwest of the subject property characterized as utility. This parcel was originally platted for a sewer site for the Ridge Meadows subdivision. This parcel is currently vacant.

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

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	MCPA Existing Use
Subject Property	Medium Residential (MR)	One and Two-Family Dwelling (R-2)	Vacant Residential
North	High Residential (HR)	Multiple-Family Dwelling (R-3) & One and Two-Family Dwelling (R-2)	Vacant Residential & Utility
South	Medium Residential (MR) & Right-of-Way	One and Two-Family Dwelling (R-2) & Right-of-Way	Vacant Residential & Single Family Residential
East	Medium Residential (MR) & Right-of-Way	One and Two-Family Dwelling (R-2) & Right-of-Way	Vacant Residential & Right-of-Way
West	Medium Residential (MR)	One and Two-Family Dwelling (R-2)	Vacant Residential

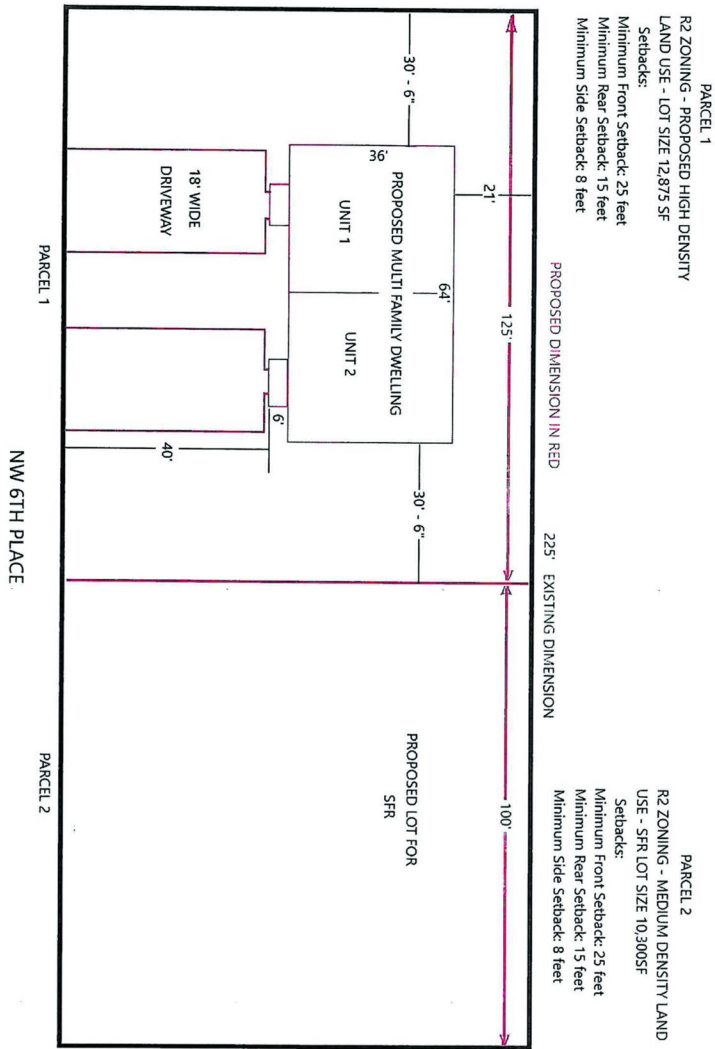
Figure 6
Proposed FLUMS Designation



- C. *Project request.* Figure 6, above, depicts the FLU designation proposed by this application. The current Medium Residential (MR) Future Land Use (FLU) designation, with a permitted density between one (1) and four (4) dwelling units per acre, allows up to two (2) dwelling units on a ±0.53-acre parcel. A High

Residential (HR) designation, with a permitted density between four (4) and eight (8) dwelling units per acre, would allow up to four (4) dwelling units on the subject property. The applicant is currently proposing one (1) duplex and one (1) single-family residential structure on two (2) separate parcels. Figure 7, below, provides a concept plan of the proposed residential development.

Figure 5
Concept Plan



PROPOSED LAND USE CHANGE
FOR : PARCEL ID 2304-022-028
OWNERS:
CURRY STEPHEN
CURRY TASHA
PO BOX 6528
OCALA FL 34478-6528

VII. ANALYSIS

LDC Section 2.3.3.B requires a Comprehensive Plan Amendment Application to be reviewed for compliance and consistency with (1) the Marion County Comprehensive Plan and (2) Chapter 163, Florida Statutes. Staff's analysis of compliance and consistency with these two (2) decision criteria are addressed below.

A. *Consistency with the Marion County Comprehensive Plan.*

1. Future Land Use Element (FLUE).

- a. **FLUE Policy 1.1.5** on Higher Density/Intensity Uses provides, "The County shall require higher densities and intensities of development to be located within the Urban Growth Boundaries and Planned Service Areas, where public or private facilities and services are required to be available.

Analysis: The applicant is requesting a higher-density land use designation within the Urban Growth Boundary (UGB). Central potable water service may be available through Florida Governmental Utility Area (FGUA). Therefore, the application is **consistent** with FLUE Policy 1.1.5.

- b. **FLUE Policy 2.1.19** on High Residential (HR) provides, "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."

Analysis: The applicant is requesting a land use change to provide one (1) duplex and one (1) single-family residential structure in an area characterized by both types of residential structures. The subject property is located within the Urban Growth Boundary (UGB). Therefore, the application is **consistent** with FLUE Policy 2.1.18.

- c. **FLUE Policy 3.1.2** on Planning Principles within UGB provides, "The County shall implement long-term planning principles to guide the creation of land use policy and development regulations within the County, which shall be implemented through the policies contained in the County Comprehensive Plan and as further defined in the LDC. These principles shall include:

- (1) Preserve open space, natural beauty and critical environmental areas.
- (2) Allow for a mix of land uses to create compact residential, commercial, and employment hubs.
- (3) Strengthen and direct development towards existing communities and development.
- (4) Encourage compact and mixed use building design.

- (5) Foster distinctive, attractive communities with a strong sense of place.
- (6) Create walkable and linked neighborhoods.
- (7) Create a range of housing opportunities and choices.
- (8) Provide a variety of transportation choices.
- (9) Encourage community and stakeholder collaboration.
- (10) Make development decisions predictable, fair and cost effective.
- (11) Encourage interconnected development, multi-modal transportation opportunities.
- (12) Links to the surrounding neighborhoods, and alternative transportation routes.
- (13) Establish priority areas for public facility and service infrastructure."

Analysis: The subject property is located within an existing Urban Area, as designated by the Marion County Comprehensive Plan, and is potentially within connection distance of central potable water service through Florida Governmental Utility Area (FGUA). The applicant proposes one (1) duplex and one (1) single-family residential structure in an existing subdivision characterized by a gridded street layout and a mixture of housing types. Therefore, this land use change request meets the criteria above and is **consistent** with FLUE Policy 3.1.2.

- d. **FLUE Policy 5.1.2** on Review Criteria for Changes to 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 make a determination 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: The proposed land use change is consistent with Comprehensive Plan intentions for areas within the Urban Growth Boundary (UGB), and is potentially within connection distance of central potable water service through FGUA.

The applicant proposes residential development in a vacant lot within the existing Ocala Ridge subdivision. Although no formal analysis of market demand was provided by the applicant, Staff notes significant construction activity within this subdivision in recent years. Between 2016 and 2022, sixty (60) permit applications for residential development had received a Certificate of Occupancy (CO). Between 2023 and January 2025, seventy-one (71) permit applications have been approved for a Certificate of Occupancy. Approximately sixty-one (61) permit applications had not yet received a Certificate of Occupancy of January 2025.

The higher-density land use designation is ultimately necessary to allow a duplex and single-family residential structure—as a type of infill development—in an area characterized by both types of residential structures. Therefore, this land use change request meets the criteria above and is **consistent** with FLUE Policy 5.1.2.

- e. **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 land use change was heard on September 29, 2025 by the Planning and Zoning Commission. Therefore, the application is **consistent** with FLUE Policy 5.1.3.

- f. **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.

2. Transportation Element (TE)

- a. **TE Policy 2.1.4** on Determination of Impact provides, “All proposed development shall be evaluated to determine impacts to adopted LOS standards. Land Development Regulations (LDRs) shall be established which determine the level and extent of the analysis required based on the extent of the project and its projected trip generation. The information shall at a minimum provide for a review of site access, circulation, access management, safety, and, when of sufficient size, roadway links analysis and intersection analysis will be provided including Average Annual Daily Trips (AADT) and/or peak hour (AM, PM, Sat/Sun).”

Analysis: No major traffic concerns were indicated by the Office of the County Engineer (OCE). Both NW 6th Place and NW 58th Avenue are classified as local subdivision roads; as such, both roadways have not been assigned a Level of Service (LOS) standard, as established in TE Policy 2.1.2 on Level of Service Standards. Therefore, the application is **consistent** with TE Objective 2.1.4.

TABLE 2. FLUMS AMENDMENT TRANSPORTATION IMPACTS		
FLUMS Designation	Units	Estimated Daily Trips
Existing: Medium Residential (MR)	2 dwelling units	± 20 trips/day
Proposed: High Residential (HR)	4 dwelling units (maximum)	± 38 trips/day

Source: ITE Trip Generation Manual, 10th Edition, LU Code 210-Single Family Detached Housing

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

Analysis: The subject property is located within the Urban Growth Boundary (UGB), as established by the Marion County Comprehensive Plan. Both NW 6th Place and NW 58th Avenue are OCE-maintained local subdivision roads. If approved, the amendment would encourage development along an existing paved road. Therefore, the application is **consistent** with TE Objective 3.1.

3. Sanitary Sewer Element (SSE)

- a. SSE Policy 1.1.1 provides, “The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acres 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. DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standard if approved by the County.”

Analysis: Assuming a four-person household in four (4) dwelling units, the proposed land use change could result in an additional 880 gallons per day, for a total of 1,760 gallons per day.

That said, the property is not currently within connection distance; as such, a private septic system will be required. Any new development shall meet County and Florida Department of Environmental Protection (FDEP) wastewater standards, including for septic systems, at the time of permit review. SSE Policy 1.1.1 is therefore **not applicable** to this application.

4. Potable Water Element (PWE)

- a. **PWE Policy 1.1.1** provides, “The 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. Fire flow standards shall comply with accepted standards of Marion County and the Florida Building Code (FBC). DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standards. The LOS standard shall be reviewed by the Board of County Commissioners periodically to determine if changes to the LOS standard are warranted.”

Analysis: Assuming a four-person household in four (4) dwelling units, the proposed land use change could result in an additional 1,200 gallons per day, for a total of 2,400 gallons per day.

That said, the property is potentially within connection distance of central potable water service through Florida Governmental Utility Area (FGUA). A letter of availability and capacity from FGUA will be required during development review. Otherwise, a private well will be required. Any new development shall meet County and Florida Department of Health (DOH) potable water standards, including for wells, at the time of permit review. Therefore, the application is **consistent** with PWE Policy 1.1.1.

5. Solid Waste Element (SWE)

- a. **SWE Policy 1.1.1** provides, “The 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: Assuming a four-person household in four (4) dwelling units, the proposed land use change could result in an additional 49.6 pounds per day, for a total of 99.2 pounds per day. Marion County currently provides solid waste collection facilities for unincorporated areas, and has identified and arranged for short- and long-term disposal needs through a long-term contract with a private Sumter County landfill. Based on the above, the application is **consistent** with SWE Policy 1.1.1.

6. Stormwater Element (SE).

- a. **SE Policy 1.1.4** provides, “The 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 site is indicated to be entirely within FEMA Flood Zone X. The applicant proposes one (1) duplex and one (1) single-family residential structure on two (2) separate parcels; Staff notes that each parcel would be subject to the Major Site Plan review process if the proposed impervious coverage exceeds 9,000 SF or 35% of the lot area, whichever is less. During this process, the applicant shall demonstrate that post-development stormwater runoff can be accommodated by stormwater facilities on-site. 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: Staff notes several County- and City-owned water retention areas within the Ocala Ridge and/or Ridge Meadows subdivisions that may accommodate a portion of post-development run-off. The applicant will be responsible for funding all additional on-site stormwater facilities as required by Land Development Code (LDC) processes. Based on the above findings, the application is **consistent** with SE Policy 1.1.5.

7. Public School.

- a. The Comprehensive Plan does not establish concurrency for public school facilities. As of School Year (SY) 2023-2024, College Park Elementary School contains 829 students and has a capacity of 784 students, resulting in a utilization rate of 105.74%. Liberty Middle School contains 1,113 students and has a capacity of 1,280 students, resulting in a utilization rate of 86.97%. West Port High School contains 3,016 students and has a capacity of 2,452

students, resulting in a utilization rate of 123.00%. Marion County Public Schools (MCPS) is examining school capacities and is currently undertaking the construction and expansion of several public schools, including in west Ocala and Marion Oaks.

The land use change request would generate one (1) elementary student, one (1) middle-school student, and/or one (1) high-school student. In total, only one (1) student is expected to be generated through either land use designation. Given the limited number of students generated in this specific case, it is concluded that the application is **consistent** with this section.

8. Fire Rescue/Emergency.

- a. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services; however, staff has established a 5-mile drive time from the subject property as evidence of the availability of such services. The Golden Ocala Fire Station #20, located at 3600 NW 70th Ave, Ocala, FL 34482, is approximately 3.5 miles (by automobile) northwest of the subject property. Based on the above, the application is **consistent** with this section.

9. Law Enforcement/Sheriff.

- a. The Comprehensive Plan does not establish a level of service standard for law enforcement services; however, staff has established a 5-mile radius from the subject property as evidence of the availability of such services. The nearest Sheriff substation is located roughly 3.9 miles (by automobile) southeast of the subject property at 692 NW 30th Avenue, Ocala, FL 34475. Based on the above, the application is **consistent** with this section.

In summation, staff concludes that the application is **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: Although a private septic system, the subject property is potentially within connection distance of central potable water service through Florida Governmental Utility Area (FGUA). In any case, any new development shall meet County potable water and wastewater standards, including for wells and septic systems, at the time of permit review. Only

one (1) student is expected to be generated by either land use designation; therefore, current public schools capacity will not be affected. No major concerns were received from the Marion County Fire Rescue department, the Marion County Sheriff's Office, or the Traffic or Stormwater divisions within the Marion County Office of County Engineer (OCE). Therefore, the application provides availability to all needed facilities and services and **complies with and conform to** F.S. Section 163.3177(6)(a)8a.

The applicant proposes one (1) duplex and one (1) single-family residential structure in an existing subdivision characterized by both types of residential structures. Therefore, the application **complies with and conforms to** F.S. Section 163.3177(6)(a)8b.

Given its size, the existing Medium Residential (MR) designation would only allow up to two (2) dwelling units. A High Residential (HR) designation would allow up to four (4) dwelling units on an existing infill lot, thus allowing the applicant to provide a duplex and a single-family residential structure. Therefore, the application **complies with and conforms to** F.S. Section 163.3177(6)(a)8c.

2. Subsection 'a' of F.S. Section 163.3177(6)(a)9 provides, "The 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 use of existing public facilities and services.
 - (VII) Fails to maximize use of future public facilities and services.
 - (VIII) Allows for land use patterns or timing which 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 finds that the High Residential (HR) designation would allow infill development, up to four (4) dwelling units, in an existing subdivision characterized by a gridded street layout and a mixture of housing types. The subject property is potentially within connection distance of central potable water service through Florida Governmental Utility Area (FGUA).

Therefore, this land use change request does not meet the criteria above and thus **complies with and conforms to** F.S. Section 163.3177(6)(a)9a.

3. Subsection 'b' of F.S. Section 163.3177(6)(a)9 provides, "The 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 demands of the residential population for the nonresidential 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 proposed land use change is consistent with Comprehensive Plan intentions for areas within the Urban Growth Boundary (UGB) and is potentially within connection distance of central

potable water service through Florida Governmental Utility Area (FGUA). Staff finds that the High Residential (HR) designation would discourage urban sprawl by allowing up to four (4) dwelling units in an existing subdivision characterized by a gridded street layout and a mixture of housing types.

Therefore, this land use change request meets the criteria above and is thus **consistent** with F.S. Section 163.3.177(6)(a)9b.

VIII. 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 **DENY** the 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 **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.

IX. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission (PZC) enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **APPROVE** the proposed Small-Scale Future Land Use Map Series (FLUMS) amendment because the application **is consistent** with:

- A. The Marion County Comprehensive Plan, specifically with:
 - 1. FLUE Policies 1.1.5, 2.1.19, 3.1.2, 5.1.2, 5.1.3, 5.1.4;
 - 2. TE Objective 3.1;
 - 3. TE Policy 2.1.4;
 - 4. SSE Policy 1.1.1;
 - 5. PWE Policy 1.1.1;
 - 6. SWE Policy 1.1.1;
 - 7. SE Policy 1.1.4, 1.1.5;

And **complies with and conforms to**:

- B. The Florida Statutes, specifically with:
 - 1. F.S. Section 163.3177(6)(a)8, subsection a, b, and c; and
 - 2. F.S. Section 163.3.177(6)(a)9, subsections a and b.

X. PLANNING & ZONING COMMISSION RECOMMENDATION

APPROVAL (BY CONSENT).

XI. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for October 20, 2025 at 1:30 PM.

XII. LIST OF ATTACHMENTS

- A. Application
- B. DRC Comment Letter
- C. Site Photos
- D. CPA-SS Case No. 22-S04
- E. CPA-SS Case No. 24-S05