



# MARION COUNTY GROWTH SERVICES

**Date: 7/28/2021**

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

**Amendment No:**  
**2021-S05**

## Type of Application

## Small-Scale Comp Plan FLUM Amendment

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

**Concurrent Zoning  
Case: 20210804Z**

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

**Parcel #/Acreage:**  
35623-001-01/±4.81 ac.  
Portion of ±104.25 ac  
property

**Owner:** Ocala Crossings  
South, LLC, C/o  
Bradford Executive  
Holdings, LLC

**Applicant:** Steven Fischer

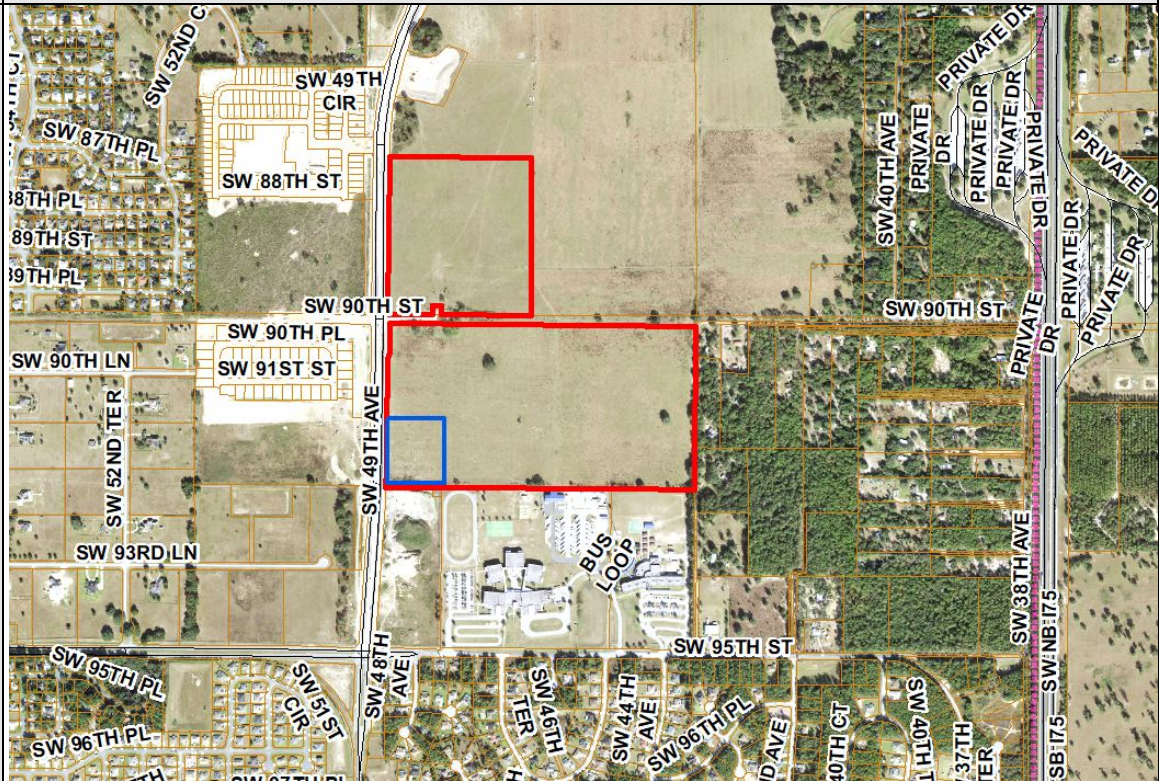
**Location:**  
On SW 49<sup>th</sup> Avenue, ¼  
mile north of SW 95<sup>th</sup>  
Street

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

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

**Project Planner**  
Ken Weyrauch, Senior  
Planner

**Existing Use:**



*Subject Property (portion of) is in blue.*

## SUMMARY

Staff is recommending Approval for the request to change  $\pm 4.81$  acre portion of 104.25 acres property from Medium Residential (1-4 du/ac) to Commercial (1 FAR and 0-8 du/ac) along SW 49<sup>th</sup> Ave, north of SW 95<sup>th</sup> St. Staff is recommending approval because the surrounding area is rapidly developing with residential uses and expanding the commercial to the south could provide much needed support commercial within the area.

## Notice of Public Hearing

Property Owners within 300 feet of the subject property: 14

## LOCATION

The site is on the east side of SW 49<sup>th</sup> Avenue, ¼ mile north of SW 95<sup>th</sup> Street.

## BACKGROUND/EXISTING CONDITIONS

The subject property is part of Ocala Crossings South Planned Unit Development (PUD), which was approved in 2014 then modified in 2018, and again in March of 2021. The SW 49<sup>th</sup> Avenue corridor is a newly developed area with over 2,000 near residential units planned to be built within a mile of the subject property. There are two public schools immediately to the south of the subject property as well as properties designated for future commercial development. A gas station

Vacant

**Code Enforcement**  
**Action:** N/A  
**AR:** 26888

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

**CURRENT:**  
Low Res. – 19 DUs

**PROPOSED:**  
COM. – 38 DUs

**POTENTIAL**  
**NET CHANGE:** +19 DUs

and convenience store are currently in development along SW 49<sup>th</sup> Avenue at the SW 95<sup>th</sup> Street intersection.

The land use designation, zoning, and existing uses for the immediately surrounding properties are provided below:

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning	Existing Use per MCPA Property Code
N	Medium Residential	PUD (Planned Unit Development)	(00) Vacant Residential
S	Commercial	B-2 (Community Business)	(10) Vacant Commercial
E	Medium Residential	PUD (Planned Unit Development)	(00) Vacant Residential
W	Medium Residential	PUD (Planned Unit Development)	(00) Vacant Residential

**PUBLIC FACILITIES AND SERVICES**

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

**School Facilities:** Marion County Public Schools (MCPS) was notified of this Amendment Application and has not provided any objections to the request. The change is to a non-residential use so there are no concerns for school impacts.

**Public Safety:** The County’s Liberty Fire Station #32 is located ±2.06 miles south of the site at 11350 SW 49<sup>th</sup> Avenue. The Sheriff’s Southwest District Office is also located ±5.5 miles to the south 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 site is in Marion County’s Utility Service Area and will have to connect to centralized water and sewer. Based on the gross ±4.81 acres at maximum development, demand for potable water may increase up to 20,067 gallons per day (GPD), while sanitary sewer demand may increase up to 14,636 gallons per day (GPD).

**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 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.

**Recreation:** The primary use of the proposed land-use change is commercial and will not significantly adversely affect recreation facilities generally. Formally Marion County has ample Federal, State, and County-owned lands available for recreational activity and exceeds the currently established LOS standard.

**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 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.

**Transportation:** Amendment 21-S05 was analyzed using the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10<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 ±4.81 acre site has the potential to generate a maximum amount of over 900 peak hour trips. This compares to less than 20 peak hour trips for Medium Density Residential at 4 du/ac. A traffic study has previously been submitted for the existing PUD on the site, the study will have to be modified to include the commercial area.

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.

TABLE 4. SURROUNDING ROADWAY CONDITIONS						
Road	Class	Maintenance	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
SW 49 <sup>th</sup> Ave	Arterial	County	Paved	4	±120'	±0'

TABLE 5. AMENDMENT TRIP GENERATION						
Scenario	FLUM	ITE Code	Acres (±)	Potential Max Development	Daily Trips	PM PK HR. Trips
Existing	Medium Res.*	210	4.81	19 DU	148	19
Proposed	Commercial.*	820	4.81	130,689 GSF	8,946	201
Projections based on ITE Trip Gen, 10 <sup>th</sup> Ed. and Marion County 2015 Transportation Impact Fee Study. *SFR.						

#### **STAFF RECOMMENDATION**

Growth Services recommends **APPROVAL** of **CPA 21-S05** 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-S05** for the proposed Future Land Use Map Amendment on the following basis:

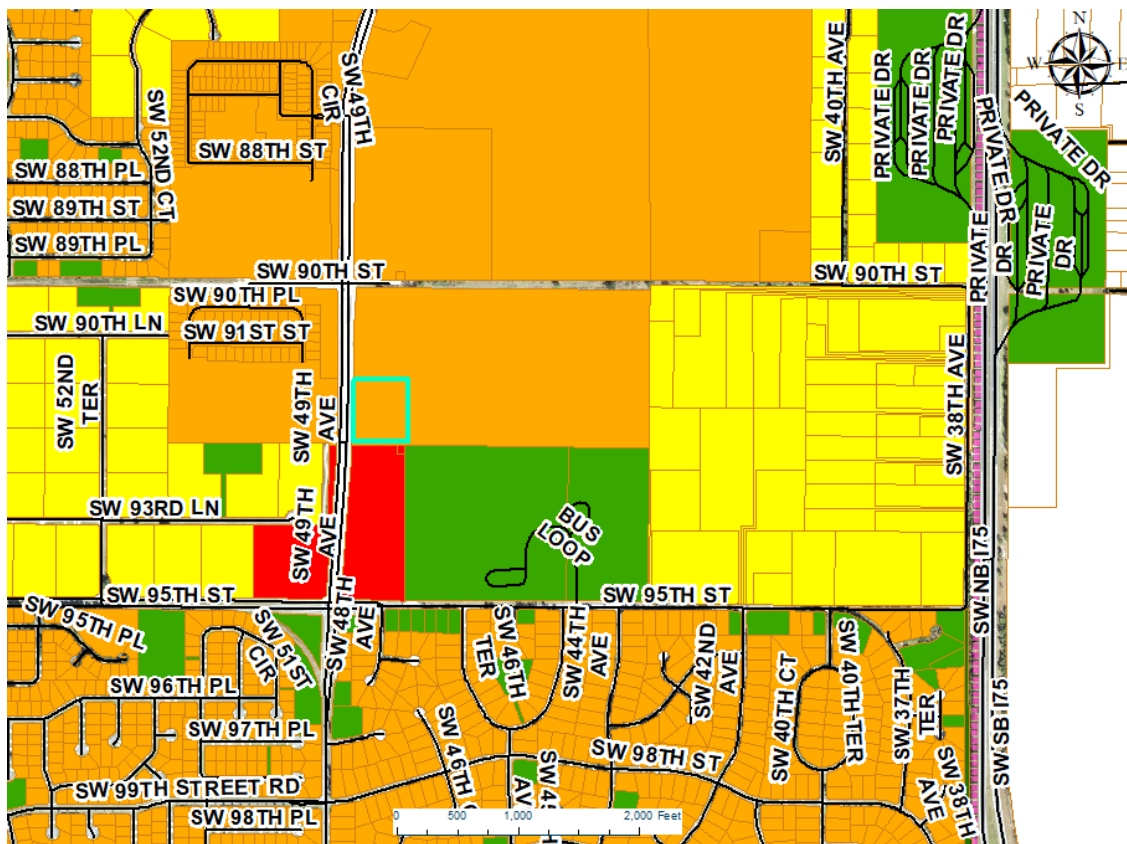
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**BOARD OF COUNTY COMMISSIONERS – ADOPTION – August 17, 2021:**

The Board of County Commissioners acted to [ ] **21-S05** 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.

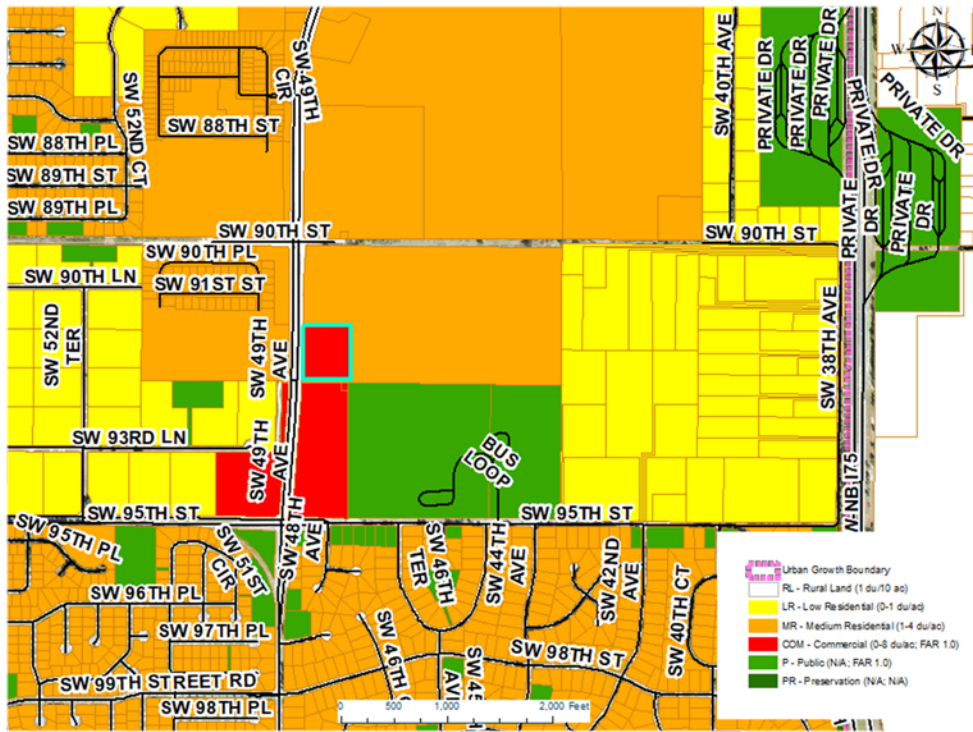
**CURRENT FUTURE LAND USE DESIGNATION**



M - Municipality

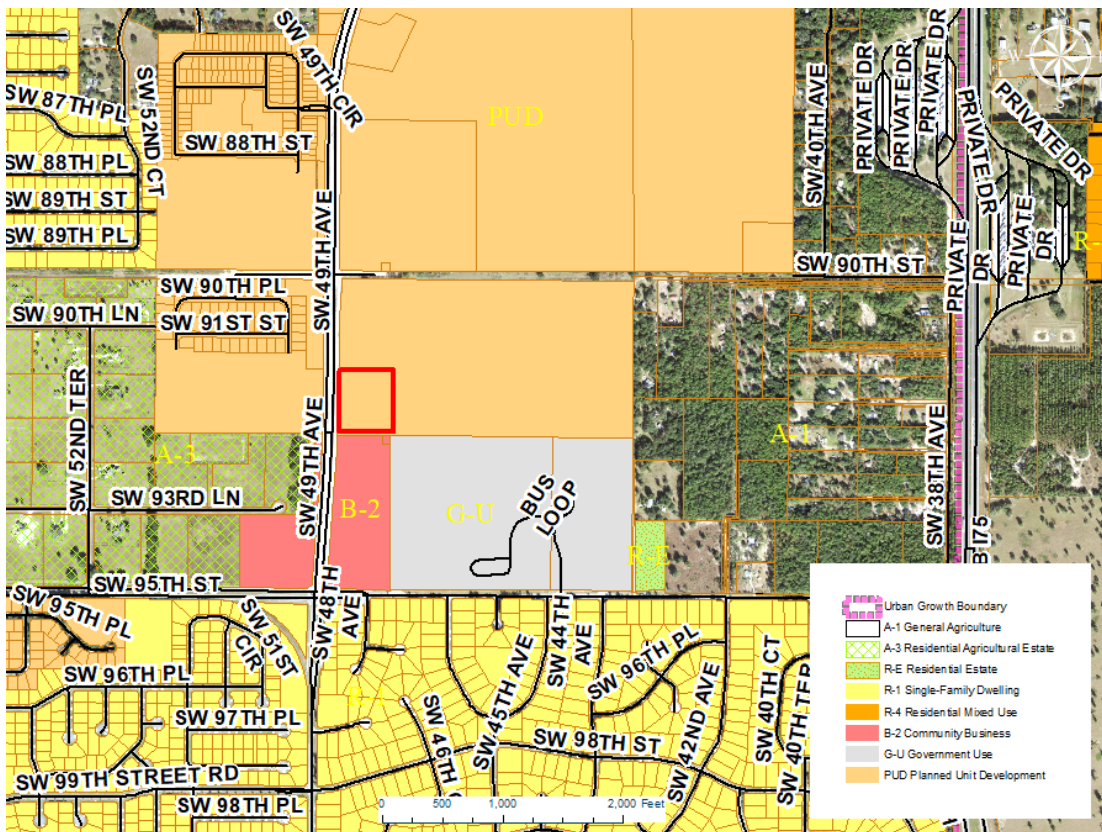
**PROPOSED FUTURE LAND USE DESIGNATION**





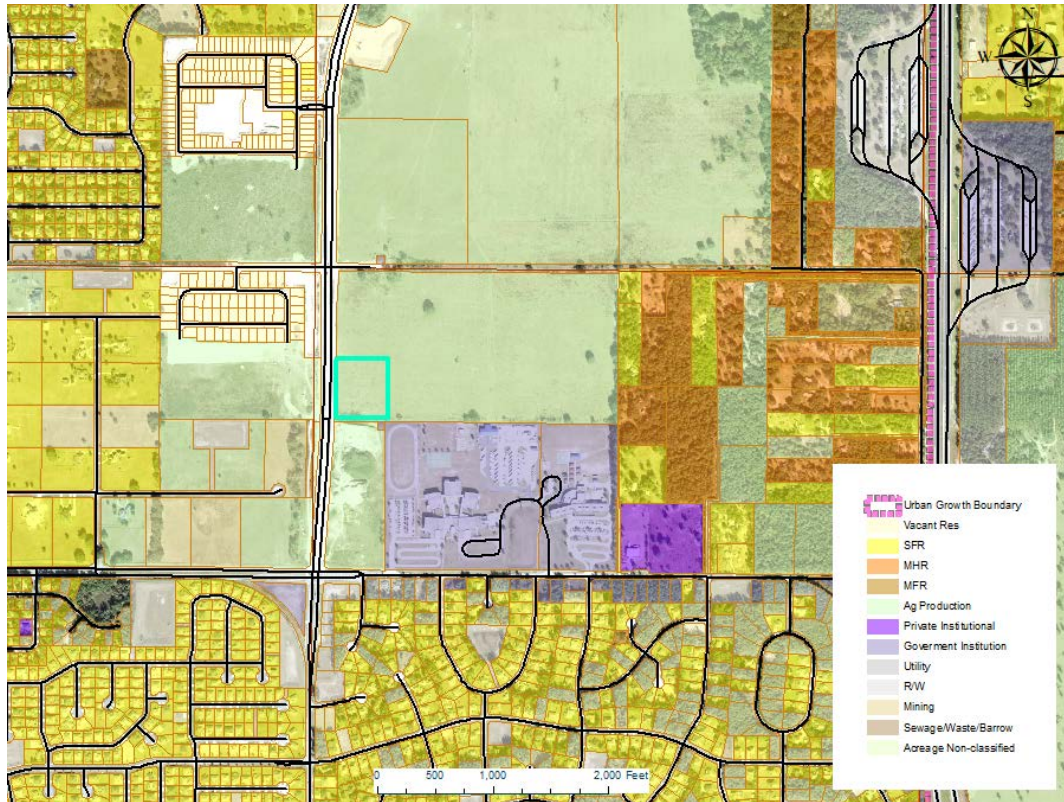
Only subject property shown (portion of) for clarity of location.

## CURRENT ZONING



Only subject property shown (portion of) for clarity of location.

## EXISTING USE PER MCPA



*Only subject property shown (portion of) for clarity of location.*