



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

Public Hearings	P&ZC Date: 11/24/2025	BCC Date: 12/16/25
Case Number	25-S15	
CDP-AR	33510	
Type of Case	Future Land Use Map Series (FLUMS) amendment from Low Residential (LR) to Medium Residential (MR)	
Owner	Linda Capozzoli	
Applicant	Mastroserio Engineering, Inc	
Street Address	7317 SW 80 th St Ocala 34476	
Parcel Number	35460-039-00	
Property Size	±19.75 acres	
Future Land Use	Low Residential (LR)	
Zoning Classification	General Agriculture (A-1)	
Overlay Zone/Scenic Area	Urban Growth Boundary (UGB), Secondary Springs Protection Overlay Zone (S-SPOZ)	
Staff Recommendation	APPROVAL	
P&ZC Recommendation	APPROVAL (4-2)	
Project Planner	Erik Kramer, Planner	
Related Case(s)	Concurrent 251209ZP – Zoning change from General Agriculture (A-1) to Planned Unit Development (PUD)	

I. ITEM SUMMARY

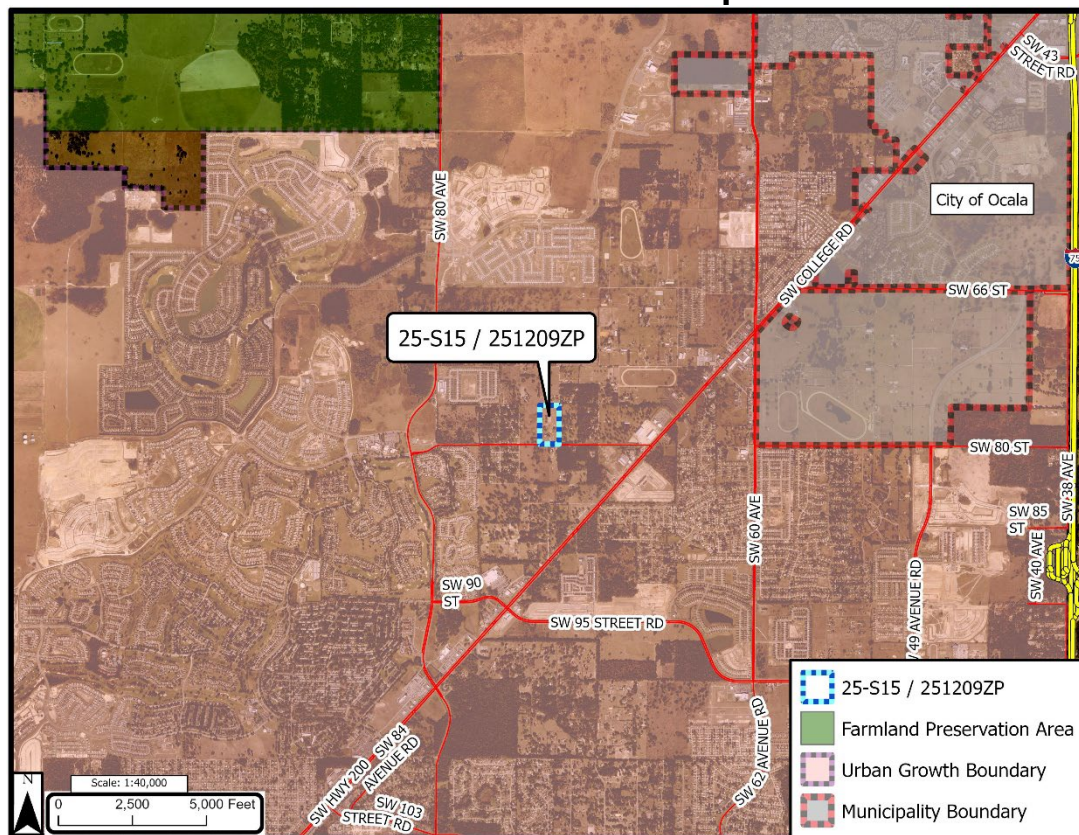
Mastroserio Engineering, Inc., acting as agent for the property owner, Linda Capozzoli., has filed a Small-Scale Future Land Use Map Series (FLUMS) amendment application to change the land use designation of a ± 19.75 -acre site located approximately 0.6 miles due west from the intersection of SR 200 and SW 80th St (Attachment A). The applicant seeks to change the Future Land Use designation from Low Residential (LR), which allows 0-1 dwelling units per acre for a development potential between 0 to 19 dwelling units, to Medium Residential (MR) land use, which allows for 1-4 dwelling units per acre for a development potential between 19 to 79 dwelling units. The concurrent PUD zoning change application proposes 72 dwelling units.

Figure 1, below, is an aerial photograph showing the general location of the subject property. The subject property is situated outside the Urban Growth Boundary (UGB) and is located within the Secondary Spring's Protection Overlay Zone (S-SPOZ).

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 (LDC) 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.

Figure 1
General Location Map



III. NOTICE OF PUBLIC HEARING

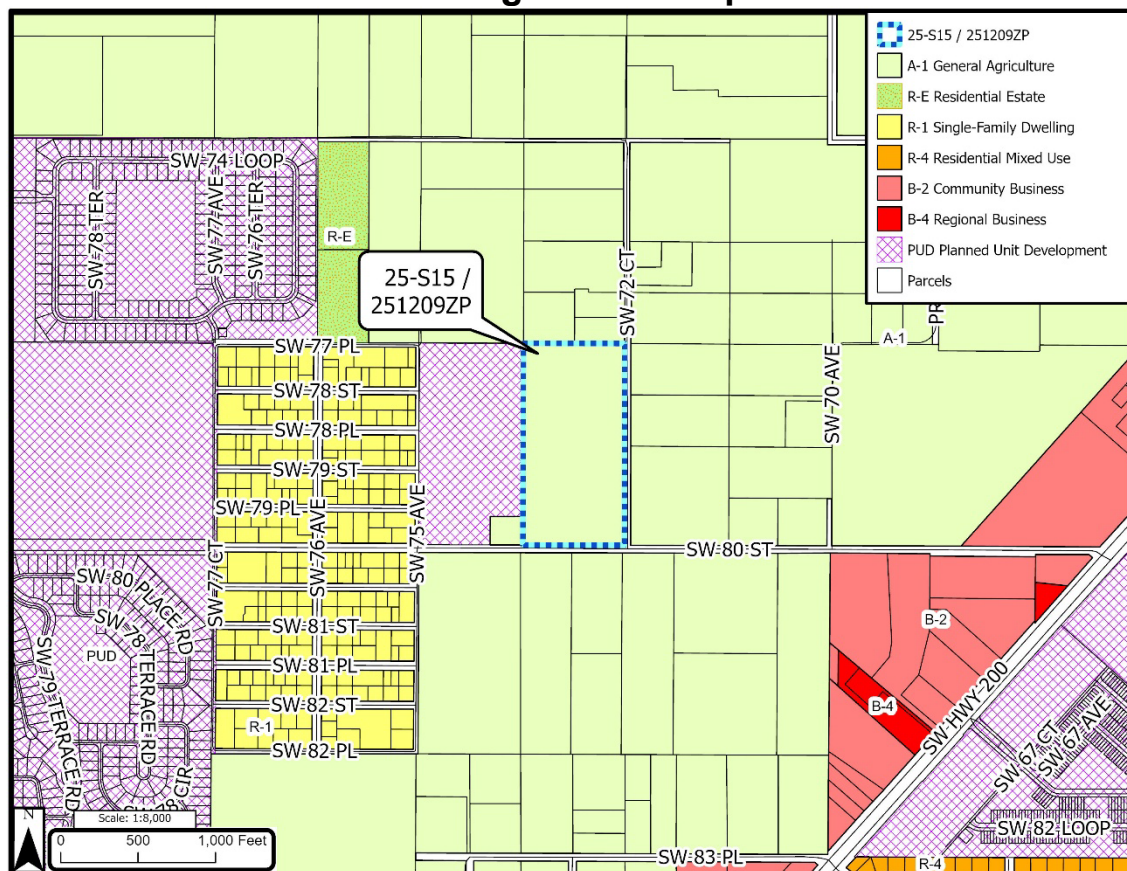
Notice of public hearing was provided pursuant to LDC Sec. 3.5.3 as listed in Table 1. As of the date of the initial distribution of this Staff Report, no written letters of opposition or support have been received. Evidence of the public hearing notices are on file with the Growth Services Department and are incorporated herein by reference.

Table 1. Public Notice Summary			
Method	Format	Date	LDC Section(s)
Newspaper Legal Notice	Display Ad	Ad Run: 11/10/2025	3.5.3.A
Posted Sign	Sign for a Land Use Amendment	2 Signs Posted: 11/12/2025	3.5.3.A; 3.5.3.B(1)(a)
300-foot Mail Notice	Letter to Surrounding Property Owners	13 Letters Mailed: 11/7/2025	3.5.3.A; 3.5.3.B(2)

BACKGROUND/PROPERTY HISTORY

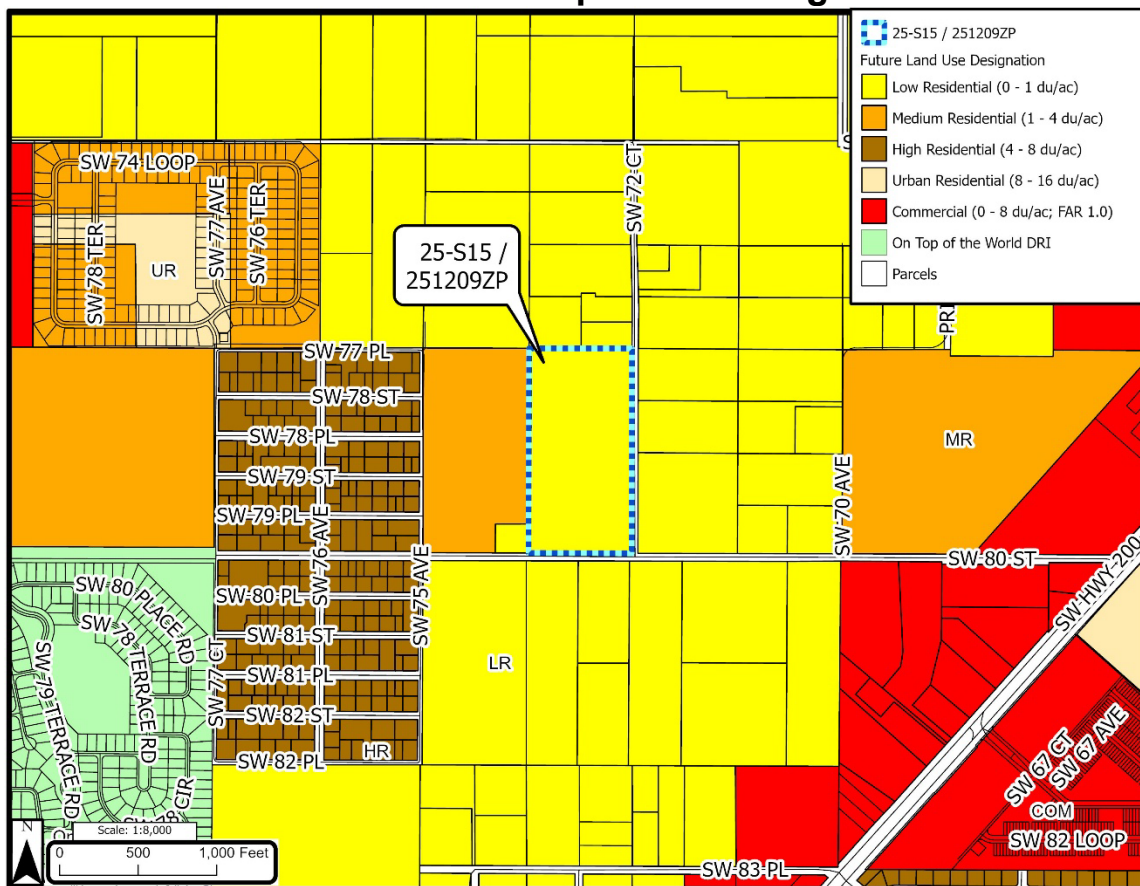
- A. *ZDM history.* Figure 2 shows the subject property is classified General Agriculture (A-1). This is its initial zoning classification. There is a concurrent application, 251209ZP, to rezone from A-1 to Planned Unit Development (PUD) to allow 72 single-family homes.

Figure 2
Zoning District Map



- B. *FLUMS history.* Figure 3 displays the current FLUMS designation of the subject property along with that of the surrounding properties. The subject property currently carries a Low Residential (LR) land use designation which allows up to 19 dwelling units based on the property size.

Figure 3
Future Land Use Map Series designation



IV. CHARACTER OF THE AREA

- A. *Existing site characteristics.*

Figure 4, below, is an aerial photograph showing the subject property and surrounding area. Staff visited the site on November 12, 2025 to post public notice and photograph the property (Attachment B). The property is currently being used for agricultural production with grazing land and a single-family residence. The property is accessed from a driveway along SW 80th Street. There is sparse existing vegetation on-site.

Figure 4
Aerial Photograph

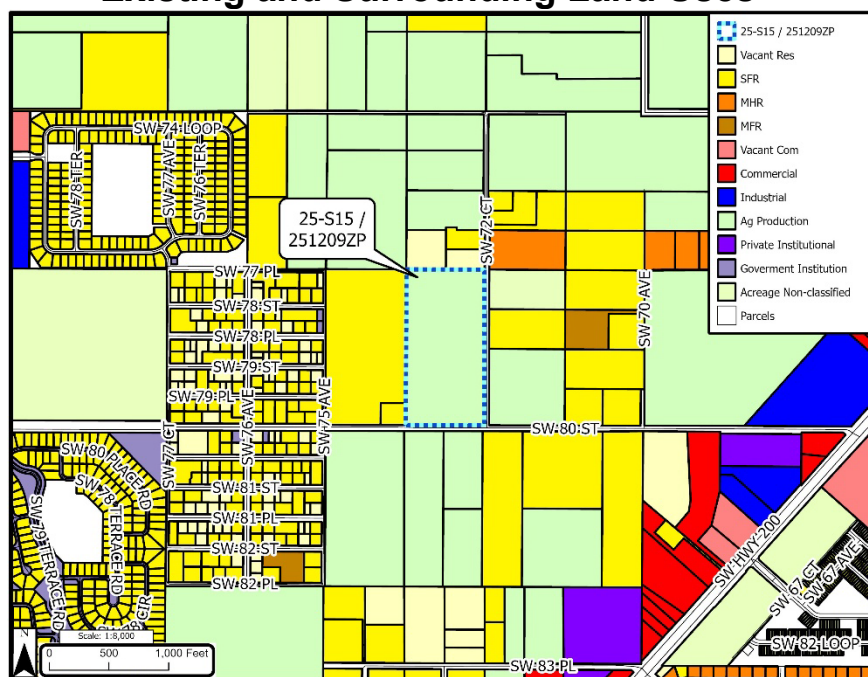


B. Adjacent and surrounding land uses.

Figure 5, based on data from the Marion County Property Appraiser, illustrates existing, adjacent, and surrounding land uses. The surrounding area includes small-lot single-family subdivisions to the west and large-lot agricultural and residential uses to the north, south, and immediate east. Commercial, industrial, and private institutional uses are located farther east along the SR 200 corridor. Table 2, below, displays the FLUMS, Zoning Classification, and existing uses on the subject site and surrounding uses.

Table 2. Adjacent Property Characteristics			
Direction	FLUM Designation	Zoning Classification	Marion County Property Appraiser Existing Use
Subject Property	Low Residential (LR)	General Agriculture (A-1)	Agricultural Production
North	Low Residential (LR)	General Agriculture (A-1)	Vacant Residential
South	Low Residential (LR)	General Agriculture (A-1)	Right-of-Way & Agricultural Production
East	Low Residential (LR)	General Agriculture (A-1)	Agricultural Production
West	Medium Residential (MR) & Low Residential (LR)	Planned Unit Development (PUD) & General Agriculture (A-1)	Single Family Residential

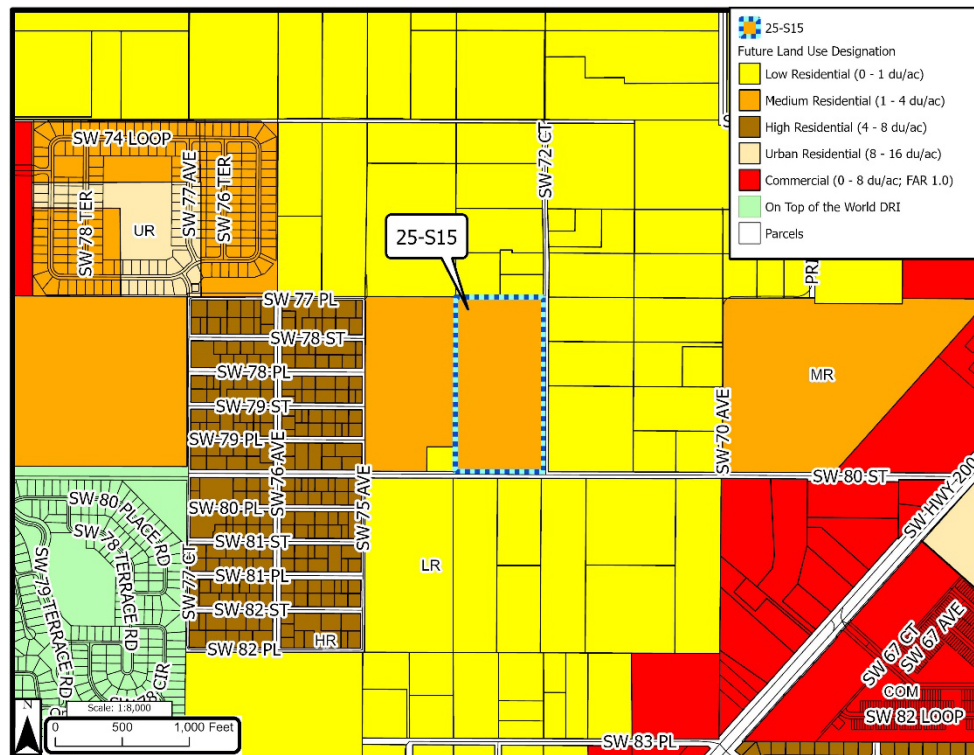
Figure 5
Existing and Surrounding Land Uses



- C. *Project request.* Figure 6 illustrates the proposed FLUMS amendment associated with this application. Approval of the request would change the future land use designation from LR (0–1 du/ac) to MR (1–4 du/ac), allowing the 19.75-acre parcel to develop at a maximum density of up to 79 dwelling units. The requested MR designation would provide a density consistent with nearby residential developments, including Indigo East, Hibiscus Park, and the approved Westwood Trails PUD, which directly abuts the subject property to the west.

The MR designation would not introduce new land uses beyond those already present in the vicinity or permitted under the existing LR designation. While residential uses are inherently compatible with other residential uses, careful attention to site design and buffering will be required during the concurrent PUD rezoning process to ensure compatibility with surrounding large-lot residential and agricultural properties. This will help mitigate potential conflicts in an area transitioning from agricultural and large-lot residential uses to a more suburban residential development pattern.

**Figure 6
Proposed FLUMS Designation**



V. ANALYSIS

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

A. Consistency with the Marion County Comprehensive Plan

Future Land Use Element (FLUE).

1. Policy 1.1.5: Higher Density/Intensity Uses. "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 subject property is in the Urban Growth Boundary. The request proposes higher density of residential use than currently allowed on the property. The site has access to a County-maintained road (SW 80th Street) and a road with unknown maintenance responsibility (SW 72nd Court). There are centralized water and sewer utilities within connection distance of the subject property, and Marion County Utilities confirms there is capacity to serve.

As such, staff finds this application is **consistent** with FLUE Policy 1.1.5.

2. *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 multifamily 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.”

Analysis: The requested small-scale land use amendment would allow for residential development with supportive recreational and public uses. The concurrent PUD rezoning application, which proposes up to 72 single-family residential units, is consistent with the intent of MR future land use. The subject property is also within the UGB where Urban Area land uses like MR are appropriate.

As such, this application is **consistent** with FLUE Policy 2.1.18.

3. *Policy 3.1.2: Planning Principles within UGB.* “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, links to the surrounding neighborhoods, and alternative transportation routes.

12. Establish priority areas for public facility and service infrastructure.”

Analysis: Staff determines that the underlined/italicized sub-policies above are relevant to this application and presents the following findings.

1. Encouraging density in the UGB, where central water and sewer are available for connection, helps relieve development pressures in the Rural Area and reduces potential for impacts on environmentally sensitive features.

3. The proposed small scale land use change to MR would direct development towards an area with existing communities and development, such as On Top of the World, Liberty Triangle, and other developments on or near SR 200.

4. MR allows more density than the LR land use designation. This higher density potential facilitates more compact lot sizes.

6. & 11. The proposed amendment establishes a residential land use similar to that of the approved Westwood Trails PUD to the west. If approved for MR land use, the subject property can develop in a manner similar to Westwood Trails and form a linking the two areas and encouraging interconnected development.

As such, staff finds this application is **consistent** with FLUE Policy 3.1.2

4. *Policy 5.1.2 on Review Criteria – Changes to the Comprehensive Plan and Zoning.* “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: Staff determines that the underlined/italicized sub-policies above are relevant to this application and presents the following findings.

1. A market demand analysis was not provided with this application; however, staff note that the general area has a quickly growing population and commercial hub.

2. Roads and centralized utilities are available in the area, and the subject property is required to connect to both systems at the time of development. A traffic methodology was submitted with this request and a traffic study is underway to determine what roadway improvements would be necessary for the concurrent 72-unit PUD rezoning application. Development would also be expected to tie into the 8' multi-modal path along SW 80th Street that the Westwood Trail PUD to the west is required to install.

6. In-depth analysis Florida Statutes related to urban sprawl is found in V.B of this report.

7. Staff determines this application is consistent with planning principles for the UGB, as laid out in FLUE policy 3.1.2.

8. Staff determines this application is consistent with planning principles of the Comprehensive plan. The subject property's existing A-1 zoning is not consistent with the proposed MR future land use; however, a concurrent PUD rezoning application was provided and is consistent with the MR land use designation.

9. The subject property abuts an MR designated property to the west and LR designated properties to the north, east, and south. MR and LR allow the same uses – residential, recreational, and public – which are compatible with one another. However, the maximum density of 79 residential units does raise compatibility concerns with the existing agricultural production and single family uses which are generally found on larger lots exceeding 5 acres with substantial open space and notable foliage features. The proposed MR land use is compatible with the allowable uses, but site design features need to be implemented through the LDC and concurrent PUD to maintain compatibility with surrounding existing uses while allowing infill development in line with UGB principles.

11. Concurrency analysis is conducted V.A.2- 8 of this report.

As such, staff finds this application is **consistent** with FLUE Policy 5.1.2.

5. *Policy 5.1.3 on Planning & Zoning Commission (P&Z).* “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: This application is scheduled to appear in front of the Planning & Zoning Commission on November 24, 2025.

As such, staff finds this application is **consistent** with FLUE Policy 5.1.3.

6. *FLUE Policy 5.1.4 on Notice of Hearing.* “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.

Transportation Element (TE)

7. *TE Policy 2.1.4: Determination of Impact.* “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: The applicant provided a traffic methodology which was approved by DRC on September 2, (Attachment F, pages F83-F108). The methodology indicates predicted peak hour trip generation to be between 50-99 trips; therefore, the applicant was required to submit a traffic assessment in order to evaluate the potential effects of development on the existing transportation network.

DRC comments provided by OCE Traffic (Attachment C) for this application indicate that a traffic assessment has been provided and is under review. OCE Traffic indicated that “all impacted road segments and intersections are expected to operate acceptably with the approval of this development.”

The traffic assessment was approved on October 23, 2025 (attachment F). The approved traffic assessment concludes that ingress turn lanes at the project driveways and off-site transportation improvements are not necessary to support traffic generated by the proposed development. According to OCE Traffic’s comments (Attachment C), “...all impacted road segments and intersections are expected to operate acceptably with this approval of this development.”

Table 3 provides trip generation figures based on current and proposed future land use designations, including figures for the concurrent PUD application. Table 4 summarizes the capacity/LOS analyses for relevant roadway segments and intersections found in attachment F.

TABLE 3. Trip Generation								
Land Use	Dwelling Units ¹	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out

Existing FLU LR - 1 DU/AC Single Family, Detached	19	219	16	4	12	21	13	8
Proposed FLU MR - 4 DU/AC Single Family, Detached	78	803	59	15	44	79	50	29
Net Change	+59	+584	+43	+11	+32	+58	+37	+21
Concurrent PUD Application 3.65 DU/AC Single Family, Detached	72	746	55	14	41	73	46	27
Note: 1. Staff assumes 79 dwelling unit max density based on 19.75 acres (survey). However, traffic figures used 19.5 acres, yielding 78 dwelling units max density.								

TABLE 4. Roadway/Intersection LOS and Capacity							
Roadway Segment	Current Adopted LOS Standard	Future Adopted LOS Standard	LOS				Capacity/Service Volume
			Exist (2024)		Background & Buildout (2030)		
			EB	WB	EB	WB	
SW 80 th St: Project Driveway to SW 80 th Ave	E	D	C	C	C & C	D & D	Sufficient Capacity
SW 80 th St: Project Driveway to SW 80 th Ave	E	D	C	C	C & C	D & D	Sufficient Capacity
Intersections	Current Adopted LOS Standard	Future Adopted LOS Standard	LOS				Capacity/Service Volume
			Exist (2024)		Background & Buildout (2030)		
			AM	PM	AM	PM	
SW 80 th Ave & SW 80 th St	N/A	N/A	D	C	C & C	C & C	Sufficient Capacity
SR 200 & SW 80 th St	N/A	N/A	C	E	B & B	B & B	Sufficient Capacity
Project Driveway & SW 80 th St	N/A	N/A	N/A	N/A	B	B	Sufficient Capacity
Project Driveway & SW 72 nd Ct	N/A	N/A	N/A	N/A	A	A	Sufficient Capacity

As such, staff finds the application is **consistent** with TE Policy 2.1.4.

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

Analysis: The subject property is located inside the UGB, an area the Comprehensive Plan encourages for the land use being requested. If approved, the amendment would encourage development where infrastructure can be provided in a financially feasible manner.

As such, staff finds the application is **consistent** with TE Objective 3.1.

Sanitary Sewer Element (SSE)

9. *SSE Policy 1.1.1:* “The LOS standard of 110 gallons per person per day for residential 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.”

Analysis: Marion County Utilities states that development of this property is required to connect to County maintained centralized sewer systems (Attachment C). The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County's average household size is 2.33 persons. Staff uses 2.33 persons per dwelling unit to estimate the sewer demand of the 19.75-acre property under LR and MR future land use designations, shown in Table 3.

TABLE 5. Sanitary Sewer Demand		
Max Density Allowed by FLU	Max Dwelling Units	Gallons per Day Generated
Existing FLU LR - 1 DU/AC	19 DU	4,867 GPD
Proposed FLU MR - 4 DU/AC	79 DU	20,248 GPD
Net Change	+60 DU	+15,381 GPD
Concurrent PUD Application 3.65 DU/AC	72 DU	18,454 GPD

As such, staff finds the application is **consistent** with SSE Policy 1.1.1.

Potable Water Element (PWE)

10. *PWE Policy 1.1.1.* “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...”

Analysis: Marion County Utilities states that development of this property is required to connect to County maintained centralized water systems (Attachment C). The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County’s average household size is 2.33 persons. Staff uses 2.33 persons per dwelling unit to estimate the water demand of the 19.75-acre property under LR and MR future land use designations, shown in Table 4.

TABLE 6. Potable Water Demand		
Max Density Allowed by Future Land Use Designation	Max Dwelling Units	Gallons per Day Generated
Existing FLU LR - 1 DU/AC	19 DU	6,641 GPD
Proposed FLU MR - 4 DU/AC	79 DU	27,611 GPD
Net Change	+60 DU	+20,970 GPD
Concurrent PUD Application 3.65 DU/AC	72 DU	25,164 GPD

As such, staff finds the application is **consistent** with PWE Policy 1.1.1.

Recreation and Open Space Element (ROSE)

11. ROSE Policy 1.1.1: “The LOS standard for public outdoor parks and recreation facilities shall be two (2) acres per 1,000 persons...”

Analysis: This standard applies to public facilities; however, FLUE Policy 2.1.4 requires developments to provide a minimum of 350 square feet of open space per residential lot. Based on a maximum of 79 dwelling units, a total of 27,650 square feet (approximately 0.64 acres) of open space is required. The concurrent PUD application exceeds this requirement by designating 20% of the project area—approximately 3.95 acres—as open space. Any residential development will comply with FLUE 2.1.4 and ROSE 1.1.1.

As such, staff finds the application is **consistent** with ROSE Policy 1.1.1.

Solid Waste Element (SWE)

12. SWE Policy 1.1.1: “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: 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. The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County’s average household size is 2.33 persons. Staff uses 2.33 persons per dwelling unit to estimate waste demand of the 19.75-acre property under LR and MR future land use designations, shown in Table 5.

TABLE 7. Solid Waste Demand		
Max Density Allowed by Future Land Use Designation	Dwelling Units	Pounds per Day Generated
Existing FLU LR - 1 DU/AC	19 DU	275 PPD
Proposed FLU MR - 4 DU/AC	79 DU	1,141 PPD
Net Change	+60 DU	+866 PPD
Concurrent PUD Application 3.65 DU/AC	72 DU	1,040 PPD

As such, staff finds the application is **consistent** with SWE Policy 1.1.1.

Stormwater Element (SE).

13. SE Policy 1.1.4: “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: At the time of development review, the owner must show that the proposed stormwater facilities can manage all stormwater runoff generated after development. Based on the above, the application is **consistent** with SE Policy 1.1.4.

14. SE Policy 1.1.5: “Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.”

Analysis: The owner will be responsible for funding stormwater facilities with enough capacity to handle post-development runoff. Based on the above findings, the application is **consistent** with SE Policy 1.1.5.

Public school.

15. **Analysis:** Although the Comprehensive Plan does not set a LOS standard for public schools, staff still assess how new residential development may affect school enrollment. Marion County Public Schools provides enrollment data for the schools zoned for the subject property. As of the 20th day of the 2025–2026 school year, enrollment levels were: Winding Oaks Elementary at 70% capacity, Liberty Middle at 71%, and West Port High at 121%. Table 6 provides student generation calculations, based on Marion County Public Schools Long Range School Planning Study.

TABLE 8. Student Generation for Single-Family Residential				
Max Density Allowed by Future Land Use Designation	Elementary Students	Middle Students	High Students	Total Students
Existing FLU LR - 1 DU/AC	2	1	1	4
Proposed FLU MR - 4 DU/AC	8	3	6	17
Net Change	+6	+2	+5	+13
Concurrent PUD Application 3.65 DU/AC	8	3	5	16

Florida’s controlled open enrollment laws allow parents to enroll their children in any public or charter school that has available space. Winding Oaks Elementary and Liberty Middle have room to accommodate students from the proposed development. West Port High is over capacity; however, schools across the county still have available space to serve additional students in accordance with controlled open enrollment provisions.

Based on the above findings, the proposed development would not adversely affect public interest. Therefore, it is concluded that the application is **consistent** with this section.

Fire Rescue/emergency services.

16. **Analysis:** Friendship Fire Station #21, located at 7884 SW 90th Street, is roughly 1.15 miles southwest as-the-crow flies and 2.1 road miles from subject property. According to Google Streetview directions, the travel time from the Fire Station #21 is roughly 4 to 6 minutes, depending on time of day and route.

The Comprehensive Plan does not establish a LOS 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. Additionally, Marion County Fire Rescue (MCFR) provided an analysis of potential impacts (Attachment D) and staff summarize those findings in Table 7 and 8.

One of the nearby stations is above the LOS for transport/ambulance units, and the nearest station (Friendship) is approaching the LOS threshold. The proposed land use amendment may contribute to adverse impacts on public interest depending on the timing of development and the MCFR efforts to address existing operational deficiencies. However, on May 23, 2025, Marion County adopted countywide fire impact fees to fund various fire-related needs, which are paid at the time of development permitting. The fee rates and payment requirements took effect on October 1, 2025; therefore, any future residential development on this property will be required to pay the applicable fees. These revenues will provide MCFR with funding to address any LOS deficiencies.

TABLE 9. Fire Suppression/Non-Transport Response Analysis

Station	Travel Time (Minutes)	FY 23/24 Incident Reliability (% / Status)	Incidents per Units*
Station 21 (Friendship)	5	6.55% Normal Operations	1077
Station 23 (Majestic Oak)	10	2.63% Normal Operations	342
Station 32 (Liberty)	13	3.9% Normal Operations	1052
*The threshold to consider adding additional Fire Suppression/Non-Transport units is 2,000 incidents per unit; there are no additional budgeted units for this area to date. <i>Source: Marion County Fire Services</i>			

TABLE 10. Transport/Ambulance Response Analysis

Station	Travel Time (Minutes)	FY 23/24 Incident Reliability (% / Status)	Incidents per Units*
Station 21 (Friendship)	5	2.86% Normal Operations	2432
Station 50 (EMS West)	6	1.83% Normal Operations	1162
Station 32 (Liberty)	13	19.27% Increased Demand	2615
*The threshold to consider adding additional Transport/Ambulance units is 2,500 incidents per unit; there are no additional budgeted units for this area to date. <i>Source: Marion County Fire Services</i>			

Based on above findings, the application is **consistent** with this section.

Law enforcement.

17. **Analysis:** The Southwest District SR 200 Sheriff's office, located at 9048 SW Hwy 200, is roughly 3.2 miles southwest as-the-crow flies and 4.3 road miles from subject property. According to Google Streetview directions, the travel time from the SW District SR 200 office is roughly 6 to 14 minutes, depending on time of day and route.

The Comprehensive Plan does not establish a LOS standard for law enforcement, but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Attachment E is a letter from the Marion County Sheriff's Office indicating capacity to absorb calls from the development.

Based on the above findings the application is **consistent** with this section.

In summary, staff conclude that the application is **consistent** with the Comprehensive Plan.

B. *Consistency with Chapter 163, Florida Statutes.*

1. Section 163.3177(6)(a)8 provides, "[f]uture 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, availability of facilities and services: Section A of this staff report included a detailed analysis of the availability of facilities and services. As such, staff draws the following conclusions:

1. State Road 200, SW 80th Avenue, and SW 80th Street have the capacity to accept trips generated by the maximum residential units allowed under the proposed land use change.
2. The property is located inside the UGB with central sewer and water services available.
3. Stormwater concerns will be addressed and mitigated at the time of development.

4. There is capacity in the public elementary and middle schools listed, and high school students have the choice of controlled open enrollment.
5. Marion County Sheriff and Fire Rescue have facilities to provide services within a 5-mile radius. The Sheriff's Office indicates sufficient resources are available to serve this development. MCFR indicates additional transport/ambulance units are needed; however, this development will need to pay fire impact fees that can be allocated to provide additional units, facilities, and staff as necessary.

Based on the above information, the application provides availability to all needed facilities and services and **complies with and conform to** F.S. Section 163.3177(6)(a)8a.

Analysis, suitability of proposed use:

The Springs Protection Overlay Zone is intended to protect the quality and quantity of the Florida Aquifer beneath Marion County, as well as the environmental, recreational, and economic value of Silver Springs and Rainbow Springs. The subject property lies within the County's S-SPOZ, which is less vulnerable than the Primary Zone. Additionally, the project will connect to central utility systems. These factors support the site's suitability for the maximum development potential of 79 dwelling units.

While all groundwater in Florida is vulnerable to contamination due to the state's hydrogeologic conditions, levels of vulnerability vary. The Florida Department of Environmental Protection's *Florida Aquifer Vulnerability Assessment* classifies most of Marion County as "Most Vulnerable." The *Marion County Aquifer Vulnerability Assessment* finds that the subject property falls within this "Most Vulnerable" classification relative to other land within the County. While these conditions are not ideal for development, residential development has occurred under similar circumstances. A karst and geologic assessment will be required during the development review process.

The entire site consists of Candler soil, which is excessively drained and not considered prime farmland. According to the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS), this soil type performs well for construction of dwellings without basements and paved roads, requiring minimal maintenance. However, it poses challenges for lawns, landscaping, golf fairways, and shallow excavations. The NRCS notes these limitations often require major soil reclamation, special design, or costly installation methods. Therefore, during development review, soil amendments or appropriate plant selection may be necessary to ensure landscaping viability.

No natural, cultural, or historical resources—as defined by Florida Statutes § 308.093(2)(a)—are present on the subject property or adjacent parcels, as

confirmed by staff's review of GIS data from the Florida Department of Environmental Protection.

In summary, staff finds the subject property suitable for the uses permitted under the requested Medium Residential (MR) future land use designation, subject to considerations related to aquifer vulnerability and Candler soil characteristics.

This analysis **complies with** F.S. Section 163.3177(6)(a)8b.

Analysis, minimum land:

The analysis of the minimum amount of land needed to achieve the goals and requirements of this section was addressed in the analysis of FLUE Policies 1.1.5, 2.1.18, 3.1.2 and 5.1.2, providing that there is ample residential land uses in the vicinity and the subject property has met the minimum standard for proof of demand.

Therefore, this analysis **complies with** F.S. Section 163.3177(6)(a)8c.

2. Section 163.3177(6)(a)9 provides, "[t]he future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
 - a. Subsection 'a' provides, "[t]he 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 proposed amendment would permit a denser development pattern within the UGB by changing the land use designation from LR to MR. Higher-density, more intensive development is encouraged within the UGB, particularly where central utilities and roadway capacity can support such growth. Analyses in this report indicate that public facilities and services are adequate and immediately available to serve the site.

The subject property adjoins the Westwood Trails PUD to the west, which has received master plan approval for up to 69 dwelling units. While the surrounding area includes large-lot residential and agricultural uses, the site's proximity to the SR 200 corridor and On Top of the World development places it within an area that supports urban development. Existing large-lot and agricultural parcels may develop at LR density (0–1 du/ac) and the LR designation is recognized as an Urban Area in FLUE Policy 2.1.17. The proposed amendment represents a logical westward extension of residential development toward the SR 200 corridor. The increased density would also support the potential extension of the SW 80th Avenue multi-use path, improving pedestrian and bicycle connectivity to SR 200.

Staff finds the application discourages urban sprawl, and based on this finding, the proposed amendment **is consistent with F.S. Section 163.3177(6)(a)9a.**

- b. Subsection 'b' provides, "[t]he 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: Staff finds that the italicized items above are applicable to this application and offers the following findings related to the discouragement of urban sprawl.

The proposed amendment discourages urban sprawl by directing development within the UGB and the S-SPOZ, thereby focusing growth in areas with reduced potential for impacts on natural resources and ecosystems. The amendment promotes cost-effective development by increasing residential density in a location already served by adequate public facilities. The proposed MR land use designation represents a logical extension of similar densities and development patterns eastward toward the SR 200 corridor. This extension helps address existing patterns of urban sprawl by infilling a low-density, low-intensity area situated between SR 200 to the south and east and the On Top of the World DRI to the north and

west. Future residential development of the subject property will be required to preserve the minimum amount of open space as defined in the LDC.

Staff finds the application discourages urban sprawl, and based on this finding, the proposed amendment **is consistent with F.S. Section 163.3177(6)(a)9b.**

VI. 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 the Board of County Commissioners 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 the Board of County Commissioners 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.

VII. 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 FLUMS amendment number 25-S15 because the application **is consistent with:**

- A. The Marion County Comprehensive Plan, specifically with:
 - 1. FLUE Policies 1.1.5, 2.1.8, 3.1.2, 5.1.2, 5.1.3, 5.1.4;
 - 2. TE Objective 3.1 and TE Policy 2.1.4;
 - 3. SSE Policy 1.1.1;
 - 4. PWE Policy 1.1.1;
 - 5. SWE Policy 1.1.1;
 - 6. 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.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

Approval with conditions (4-2) with P&Z Commissioners Andy Bonner and Michael Behar dissenting.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

X. LIST OF ATTACHMENTS

- A. Application Package
- B. Site Photos
- C. DRC Comments
- D. MCFR Comments
- E. MSCO Comments
- F. Traffic Assessment and Methodology