



Marion County Board of County Commissioners

Date: 7/1/2021

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

Item Number
210805Z

Type of Application
Rezoning

Request
Applicant requests to rezone from PUD and A-1 to PUD.

Owner/ Applicant
The 603 Acre Land Trust

Agent
Tillman, David

Parcel #/Acreage
35523-000-00/80.0
35623-000-00/258.16
TOTAL 338.16

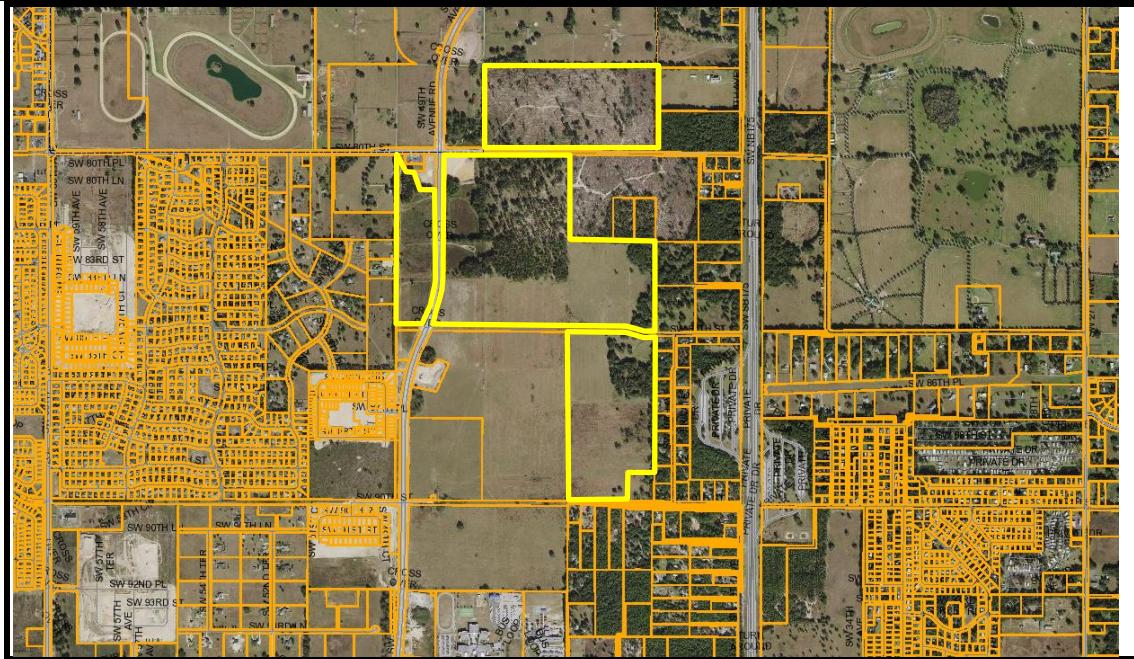
Future Land Use
Rural Land

Existing Zoning
B-4: Regional Business

Staff Recommendation
Approval

P&Z Recommendation:
Not Reviewed

Project Planner
Kenneth Odom,
Transportation Planner



Item Summary

Staff is recommending **Approval With Development Conditions** of the request to rezone from PUD and A-1 to PUD. The PUD is proposed to consist of up to 1,383 units of Single-Family residences and Multi-Family townhomes on 333.95 acres and up to 9.9 acres of Commercial land uses.

Public Notice

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

Location

The subject parcels are adjacently located primarily on the east side of the newly constructed SW 49th Avenue corridor. Parcel 35523-000-00 is located above SW 80th Street and 35623-000-00 is located between SW 80th Street and SW 90th Street, with approximately twenty eight acres lying west of SW 49th Avenue, between SW 80th Street and SW 85th Street.

The following table summarizes adjacent future land use designations, zoning districts and existing uses:

Additional Information
N/A**Comprehensive Plan Amendment:****Code Case:** None**Location**

Traffic count data is not available at this time as the SW 49th Street corridor segment has only recently been completed. The SW 80th Street corridor is not currently counted as it only allows access for a minimal number of parcels. Neither corridor is in jeopardy of failure due to the development of the subject parcels.

ADJACENT PROPERTY CHARACTERISTICS			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Medium Density Residential	A-1 General Agriculture	(54-59) Timber & (60-65) Grazing
South	Medium Density Residential	PUD Planned Unit Development & A-1: General Agriculture	(01) Improved Residential
East	Medium Density Residential	A-1 General Agriculture	(01) Improved Residential & (60-65) Grazing
West	Medium Density Residential	B-4 Regional Business	(01) Improved Residential & (60-65) Grazing

Request

The subject parcels are a combined area of 338.16 acres in size and are currently zoned as A-1: General Agriculture (35523-000-00/80 Acres) and PUD (35623-000-00/258.16 Acres).

Analysis

The subject parcels lie within the Secondary Springs Protection Zone and are within the Urban Growth Boundary. They are not located within the Environmentally Sensitive Overlay Zone (ESOZ). Both parcels are designated as Medium Density Residential and will be consistent with other PUD zoning that is occurring in the immediate area.

Minimum five-feet wide type 'E' buffers will be included around all residential areas and minimum fifteen-feet wide type 'C' buffers will be included around all commercial area and between single-family and multi-family designated areas. Sidewalks will be included internally and will connect to external sidewalk and multi-use path network that exists and is expanding in the area.

In reaching its decision, the Board of County Commissioners will find:

- a. Granting the proposed Zoning change will not adversely affect the public interest.** The proposed zoning change is consistent with development patterns that currently exist in the area. The proposed zoning change will not adversely affect the public interest.
- b. The proposed Zoning Change is consistent with the current Comprehensive Plan.** Surrounding parcels are zoned PUD and A-1 with the predominant land use converting to, or as existing as, residential. The proposed rezoning is consistent with the Comprehensive Plan.
- c. The proposed Zoning Change is compatible with land uses in the surrounding area.** The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates the subject parcels as Medium Density Residential. Low and Medium Density Residential are the predominant land use designations in the vicinity of the proposed rezoning. The proposed zoning change is compatible with the other land uses in the surrounding area.

Utilities

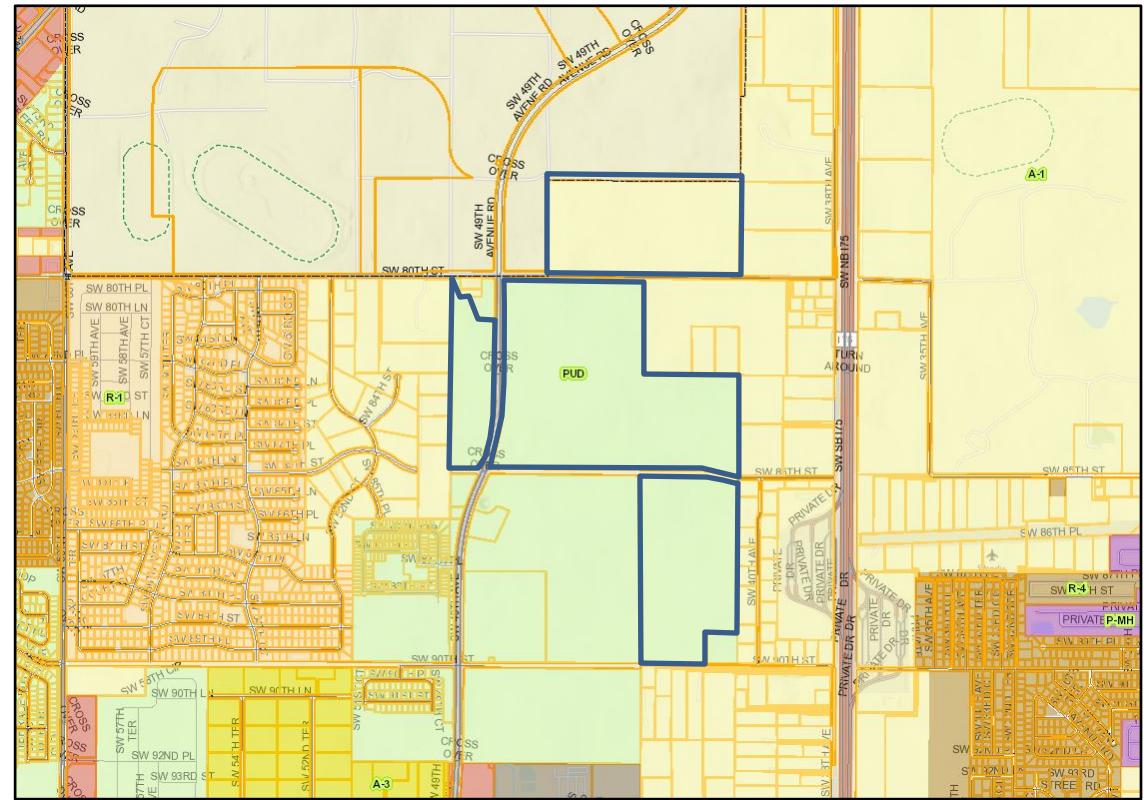
Marion County Utilities will provide water and sewer and services to this development. The subject parcels lie within the service area of SECO Energy Company.

Staff Recommendation: **Approval with Conditions**

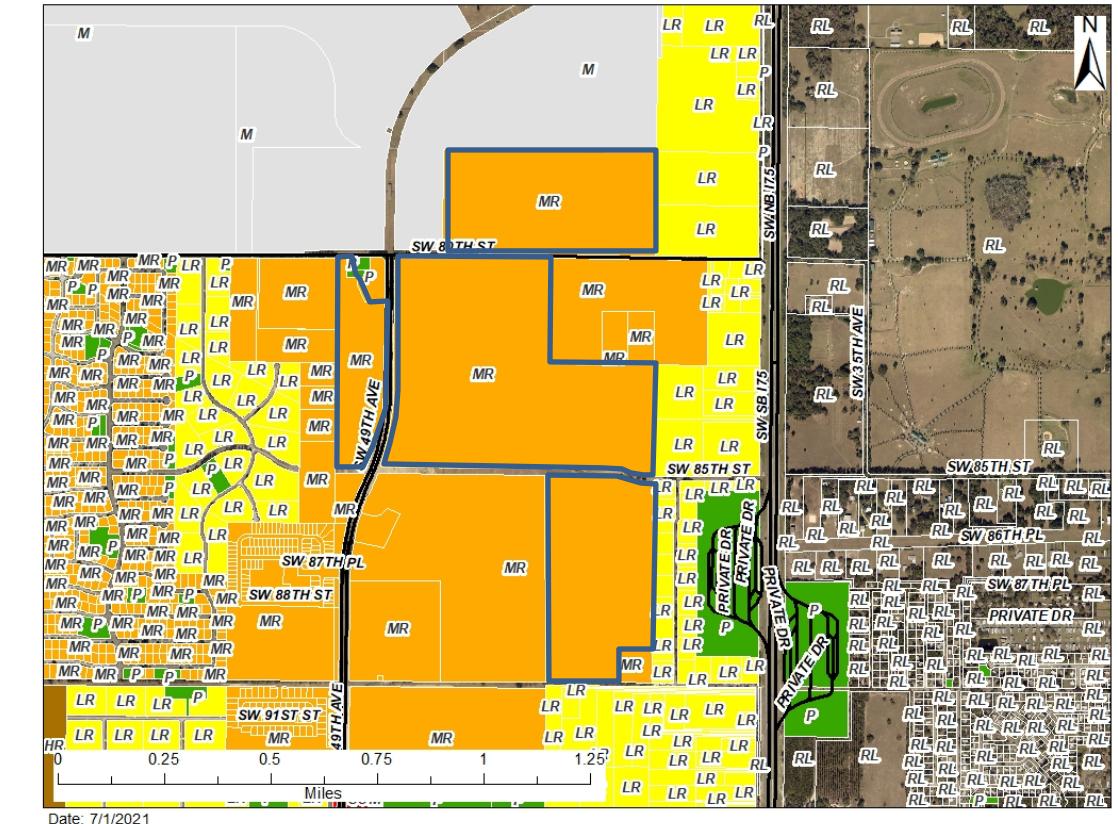
1. The project shall be developed consistent with the application and LDC unless otherwise revised by these conditions of approval.
2. The project shall comply with the minimum requirement for 20% open space. The project can use TDCs for a maximum of 25% of the required open space as per the Marion County Comprehensive Plan, Policy 9.1.8.
3. FEMA identified flood plains do exist on within the subject parcels and design considerations will have to be incorporated to compensate.
4. The project shall be limited to a maximum total of 1,353 dwelling units.
5. A detailed site plan shall be provided for this project to work through the development review process. A traffic analysis will be required at this time.
6. All roads, parking lots, and sidewalks shall meet the requirements of the Marion County Land Development Code.
7. An approved traffic analysis shall be provided prior to Master Plan approval.
8. The project shall be served by central potable water and central sanitary sewer services consistent with the LDC.

Zoning

The subject parcels are currently zoned PUD and A-1. They are adjacent to other PUD and A-1 zones.



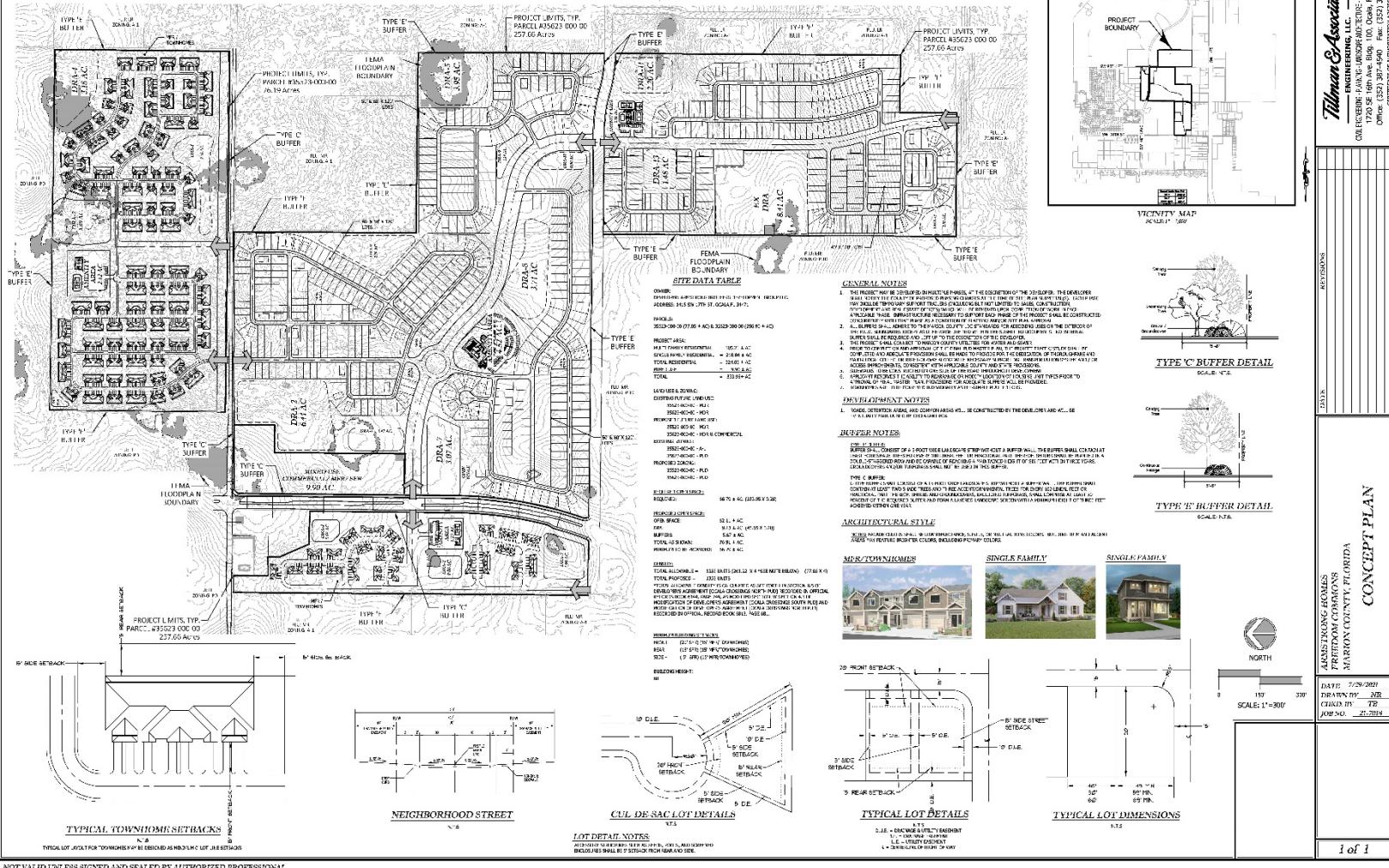
Land Use



The subject parcel is Rural Land. It is surrounded by Low and Medium Density Residential land uses.

Armstrong Freedom Commons - PUD Concept Plan

MARION COUNTY, FLORIDA



Photos

SITE DATA TABLE

OWNER:

DEVELOPER: ARMSTRONG BROTHERS DEVELOPMENT GROUP LLC.
ADDRESS: 1415 SW 17TH ST. OCALA, FL 34471

PARCELS:

35523-000-00 (77.05 ± AC) & 35623-000-00 (256.90 ± AC)

PROJECT AREA:

MULTI FAMILY RESIDENTIAL	= 105.21 ± AC.
SINGLE FAMILY RESIDENTIAL	= 218.84 ± AC
TOTAL RESIDENTIAL	= 324.05 ± AC
MIXED USE	= 9.90 ± AC
TOTAL	= 333.95± AC.

LAND USE & ZONING:

EXISTING FUTURE LAND USE:

35523-000-00 - MDR
35623-000-00 - MDR

PROPOSED FUTURE LAND USE:

35523-000-00 - MDR
35623-000-00 - MDR & COMMERCIAL

EXISTING ZONING:

35523-000-00 - A-1
35623-000-00 - PUD

PROPOSED ZONING:

35523-000-00 - PUD
35623-000-00 - PUD

REQUIRED OPEN SPACE:

REQUIRED: 66.79 ± AC. (333.95 X 0.20)

PROPOSED OPEN SPACE:

OPEN SPACE:	62.11 ± AC.
DRA:	9.13 ± AC. (45.65 X 0.20)
BUFFERS:	5.67 ± AC.
TOTAL AS SHOWN:	76.91 ± AC.
MINIMUM TO BE PROVIDED:	66.79 ± AC.

DENSITY:

TOTAL ALLOWABLE = 1353 UNITS (261.22 X 4 *SEE NOTE BELOW) + (77.05 X 4)

TOTAL PROPOSED = 1353 UNITS

*TOTAL ALLOWABLE DENSITY IS CALCULATED AS SET FORTH IN SECTION 8.5 OF DEVELOPER'S AGREEMENT [OCALA CROSSINGS NORTH PUD] RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 249, AS MODIFIED SECTION BY SECTION 4.3 OF MODIFICATION OF DEVELOPER'S AGREEMENT [OCALA CROSSINGS SOUTH PUD] AND MODIFICATION OF DEVELOPER'S AGREEMENT [OCALA CROSSINGS NORTH PUD] RECORDED IN OFFICIAL RECORD BOOK 6813, PAGE 681.

MINIMUM BUILDING SETBACKS:

FRONT - (20' SFR) (15' MFR/TOWNHOMES)
REAR - (15' SFR) (15' MFR/TOWNHOMES)
SIDE - (5' SFR) (15' MFR/TOWNHOMES)

BUILDING HEIGHT:

60'



Proposed Commercial Area – West of SE 49th Ave



Adjacent Western Property – South of SW 85th Street



Facing East on 35623-000-00 – South of SW 85th Street



SW 49th Avenue Multi-Use Path – North of SW 90th Street



Parcel 35623-000-00 – Facing East – North of SW 90th Street



Parcel 35523-000-00 from SW 80th Street – Facing north

