



# 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

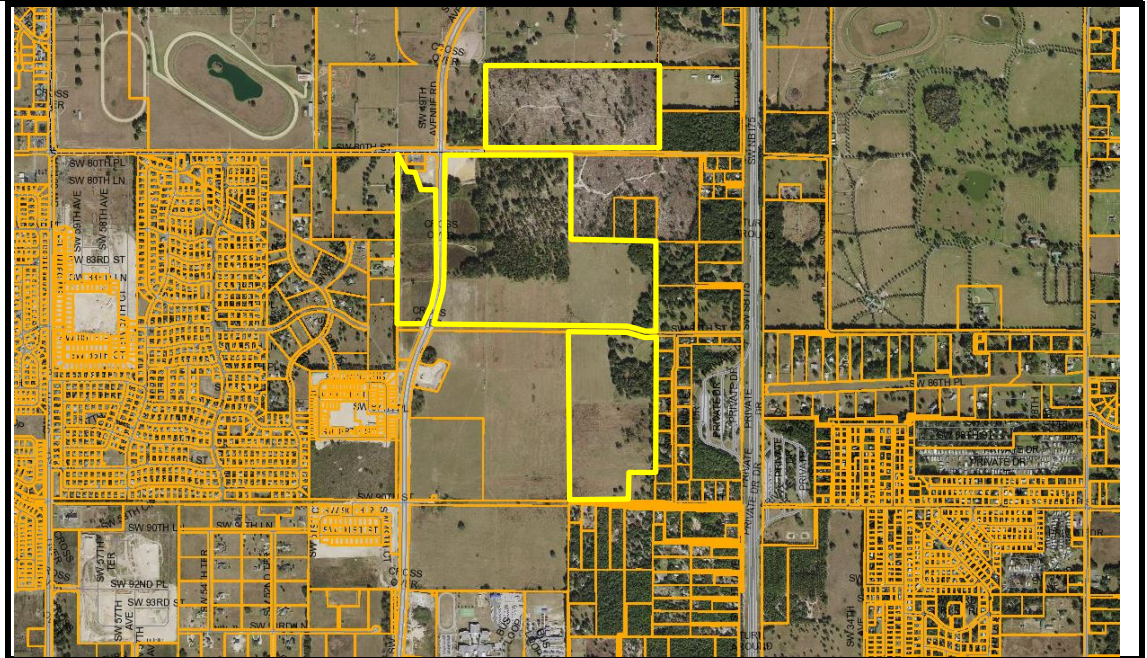
**P&Z**

**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 49<sup>th</sup> Avenue corridor. Parcel 35523-000-00 is located above SW 80<sup>th</sup> Street and 35623-000-00 is located between SW 80<sup>th</sup> Street and SW 90<sup>th</sup> Street, with approximately twenty eight acres lying west of SW 49<sup>th</sup> Avenue, between SW 80<sup>th</sup> Street and SW 85<sup>th</sup> 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 49<sup>th</sup> Street corridor segment has only recently been completed. The SW 80<sup>th</sup> 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-foot wide type 'E' buffers will be included around all residential areas and minimum fifteen-foot 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.

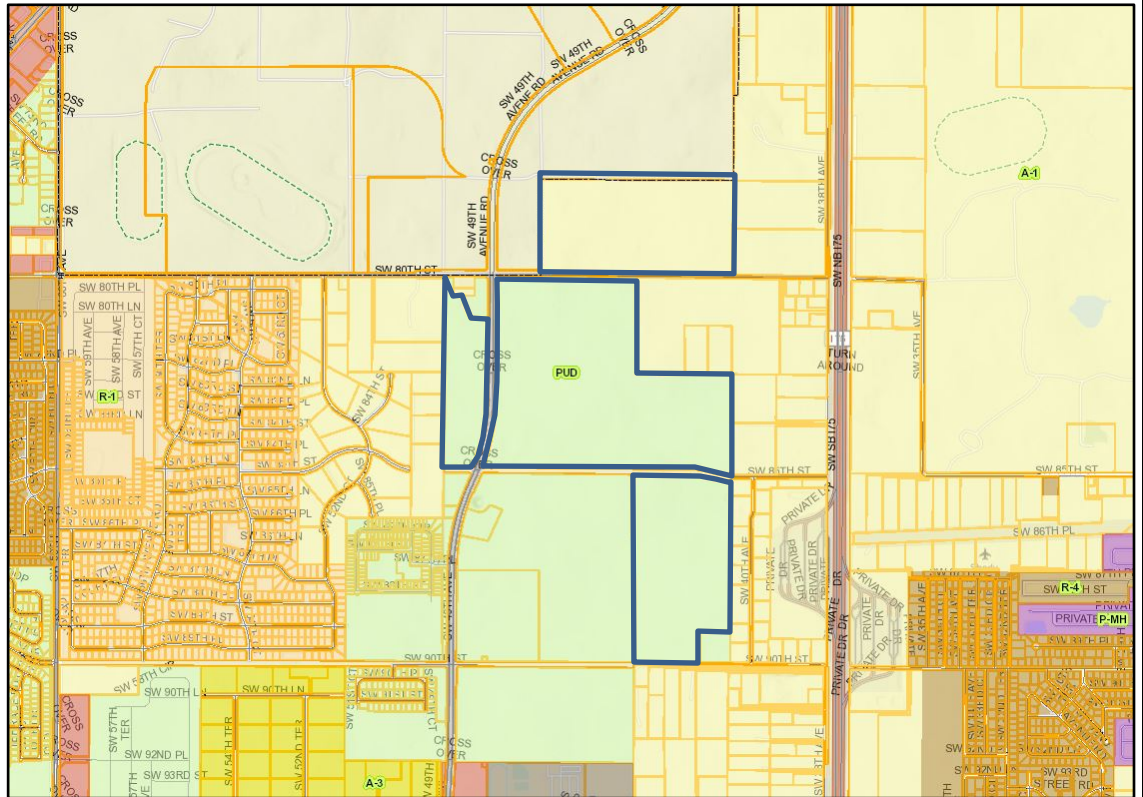
## **Staff Recommendation:**

### **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.

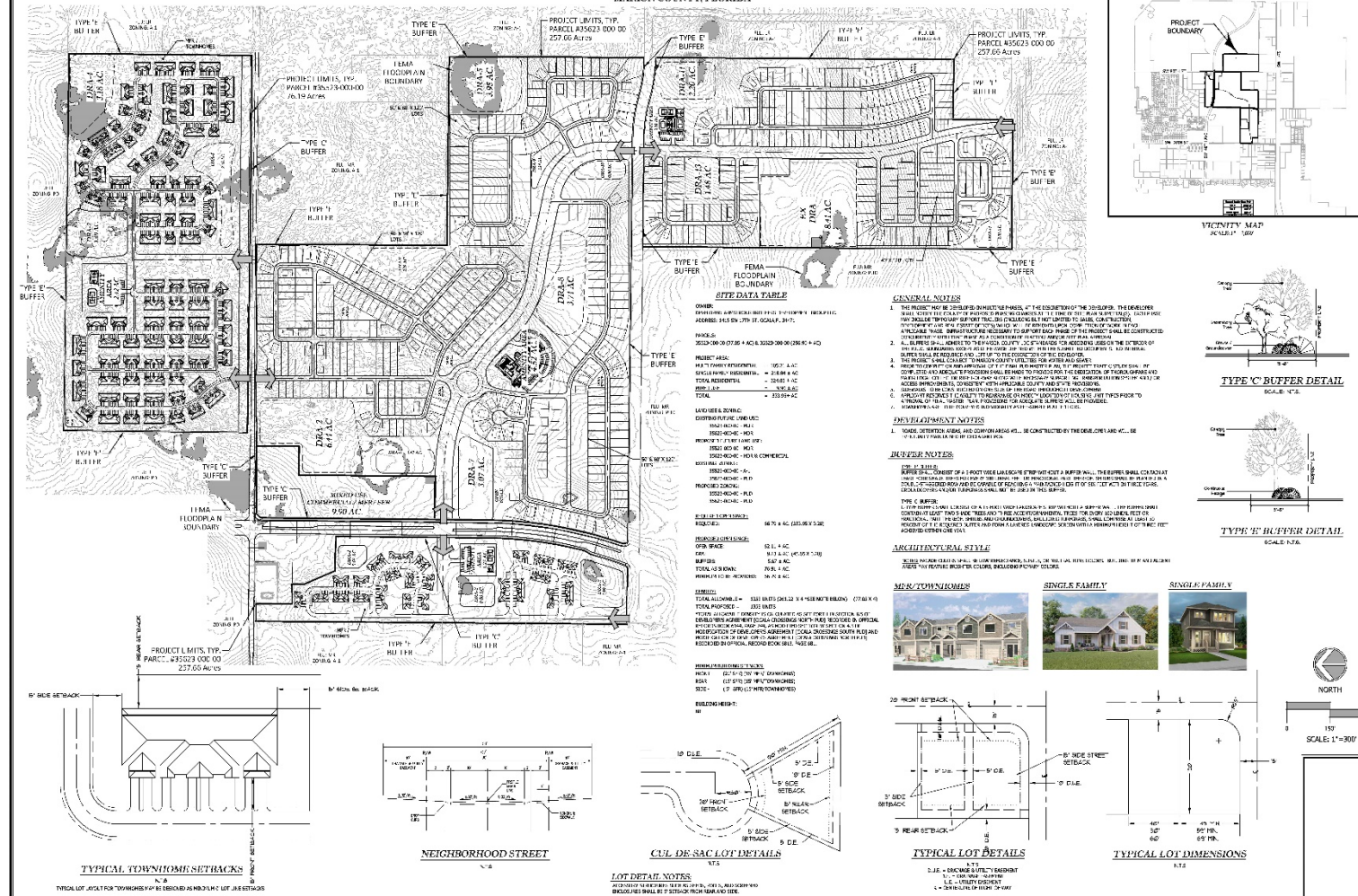


The subject parcels are currently zoned PUD and A-1. They are adjacent to other PUD and A-1 zones.



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

## Armstrong Freedom Commons - PUD Concept Plan



NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

**Tillman & Associates**  
—ENGINEERING, LLC.—  
GENERAL ENGINEERING • PAVING • LANDSCAPE ARCHITECTURE • 3635 CENTRAL  
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545  
CERTIFICATE OF AUTHORIZATION #A2756

ARMSTRONG HOMES  
FREEDOM COMMONS  
MARION COUNTY, FLORIDA

DATE 7/29/2021  
DRAWN BY NR  
CHKD. BY TE  
JOB NO. ZI-7018



## 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 49<sup>th</sup> Ave**



**Adjacent Western Property – South of SW 85<sup>th</sup> Street**





**Facing East on 35623-000-00 – South of SW 85<sup>th</sup> Street**



**SW 49<sup>th</sup> Avenue Multi-Use Path – North of SW 90<sup>th</sup> Street**





Parcel 35623-000-00 – Facing East – North of SW 90<sup>th</sup> Street



Parcel 35523-000-00 from SW 80<sup>th</sup> Street – Facing north



