Marion County
Board of County Commissioners

Growth Services

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Ocala, FL 34470
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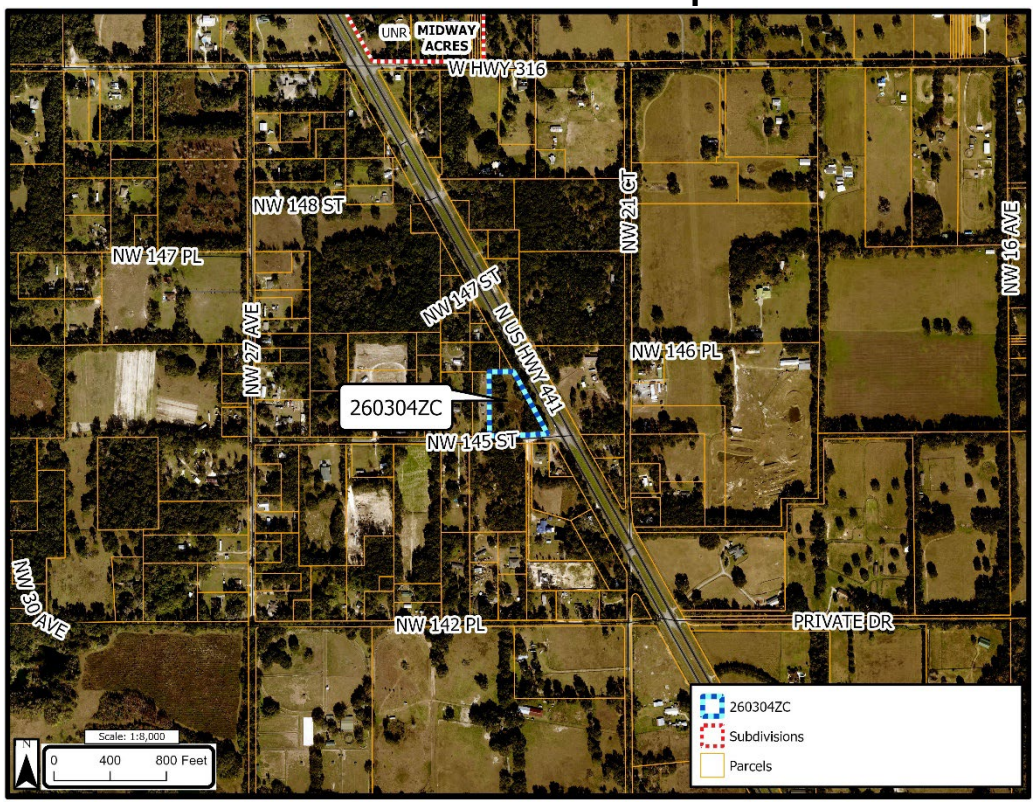
PLANNING & ZONING SECTION
STAFF REPORT

P&Z Date: 2/23/2026	**BCC Date: 3/17/2026**
Case Number	260304ZC
Plan Number	ZoneChg-000142-2025
Type of Case	**Rezoning** from Community Business (B-2) and General Agriculture (A-1) to General Agriculture (A-1)
Owner	Michelle Katiraee
Applicant	Michelle Katiraee
Street Address/Site Location	2303 NW 145th St., Citra, FL., 32113
Parcel Number(s)	06836-001-01
Property Size	±3.26 acres
Future Land Use	Rural Land
Existing Zoning Classification	Community Business (B-2) and General Agriculture (A-1)
Overlays Zones/Special Areas	Secondary Springs Protection Zone (SSPZ)
Staff Recommendation	Approval
P&Z Recommendation	**TBD**
Project Planner	Sarah D. Wells, Planner II

I. ITEM SUMMARY

Michelle Katiraee filed a rezoning application to change from Community Business (B-2) and General Agriculture (A-1) to General Agriculture (A-1) on December 16, 2025, for a ±3.26-acre parcel with a Parcel Identification Number of 06836-001-01, addressed 2303 NW 145th St., Citra, FL., 32113. The application proposes rezoning the parcel so that the land use and zoning are compatible, with a single cohesive zoning, currently the parcel is mostly zoned B-2, (about 2.88 acres), the remainder of the parcel is zoned A-1. The legal descriptions and deeds are contained within the application (Attachment A). The subject property is on the corner of N US HWY 441 and NW 145th St. and is not located within a subdivision. The overall subdivision is located within the Farmland Preservation Area (FPA) and is also in the Secondary Springs Protection Overlay Zone.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the applicant's request because it is consistent with Land Development Code Section 2.7.3.E.2, which requires that granting a rezoning will not adversely affect the public interest, that the rezoning is consistent with the Marion County Comprehensive Plan, and that the rezoning is compatible with land uses in the surrounding area.

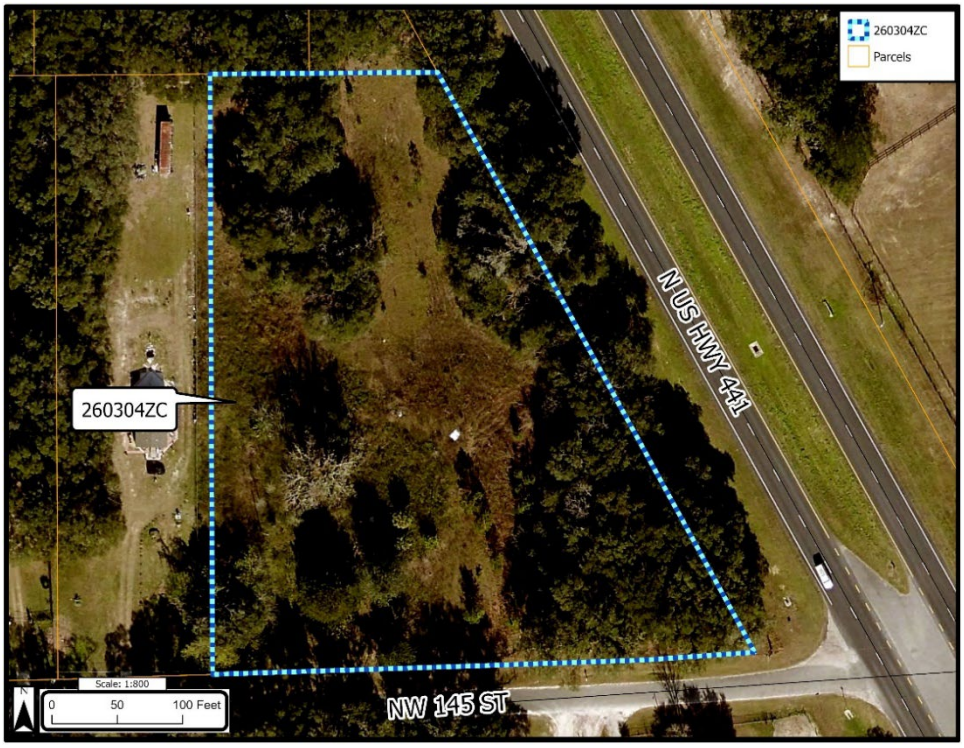
III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (14 owners) within 300 feet of the subject property on February 13, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on February 13, 2026, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on February 16, 2026. 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.

IV. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria are addressed below.

Figure 2
Close up of parcel



A. *How is the request compatible with surrounding uses?*

Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Figure 1 is a general location aerial displaying existing and surrounding site conditions.

Figure 3 shows the subject property and all surrounding properties to be designated as Rural Land (RL), this land use allows for one dwelling unit per ten acres. The current B-2 zoning is not compatible with the Rural Land future land use designation.

Figure 3
FLUMS Designation

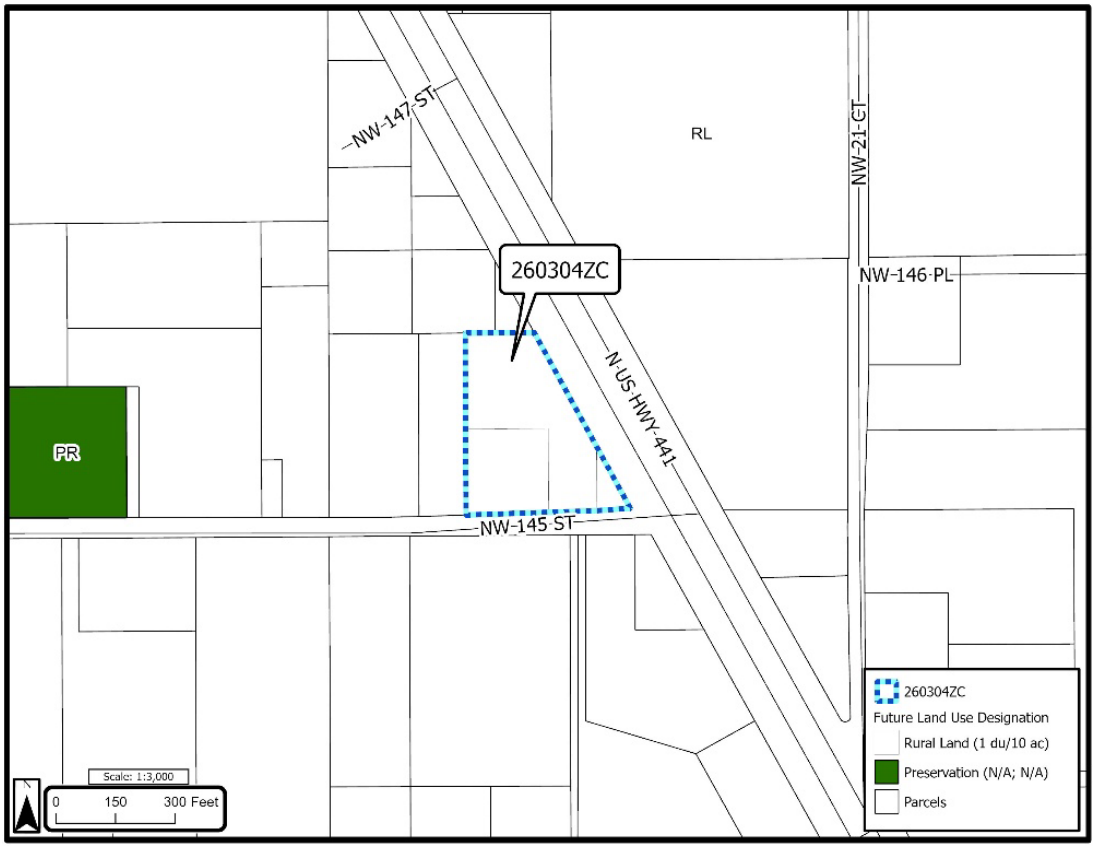


Figure 4 displays the current zoning for the subject properties and the existing zonings of the surrounding properties. The parcels to the north, south, east and west are zoned General Agriculture (A-1).

Figure 4
Current Zoning Classification

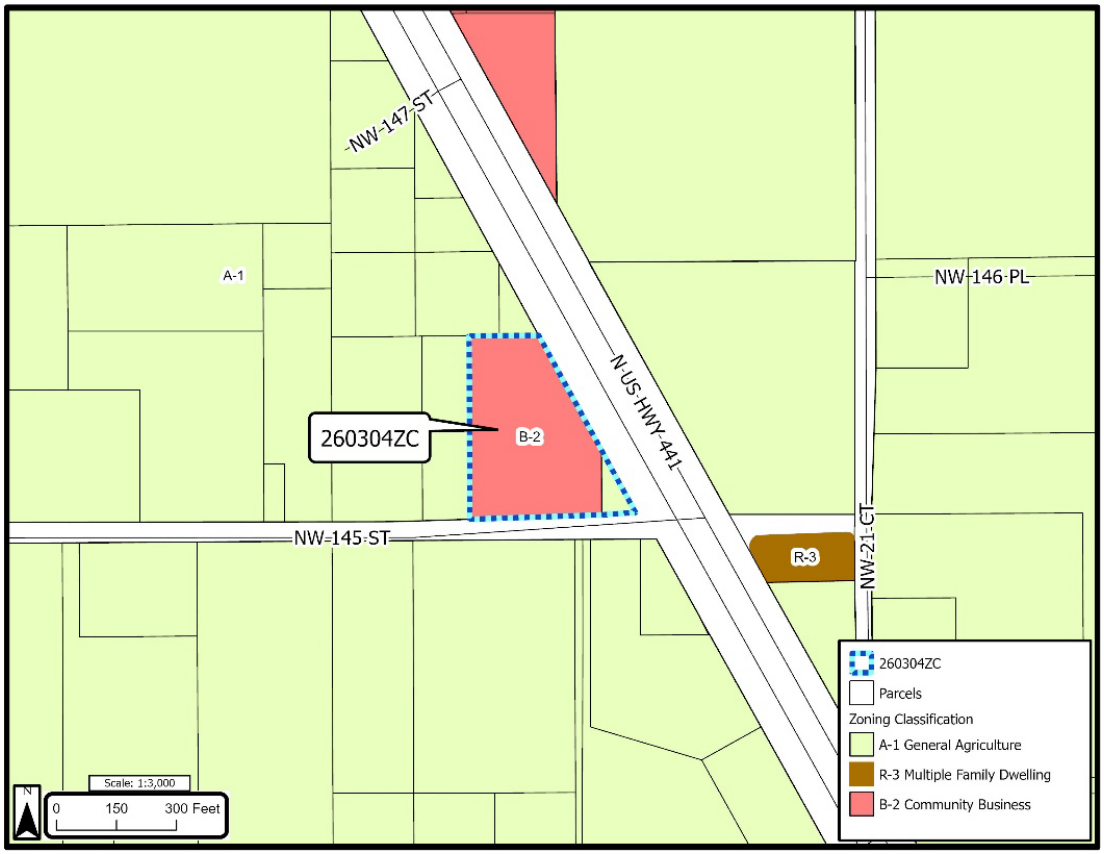


Figure 5 reflects the proposed rezoning request to change the site's zoning classification from B-2 (Community Business) to A-1 (General Agriculture) in relation to the surrounding zoning districts, making the zoning more cohesive in this area. The A-1 zoning does not typically allow for parcels under ten acres, but staff notes that the zoning change would be the most compatible with surrounding land uses, as all surrounding parcels are zoned A-1.

Figure 5
Proposed Zoning Classification

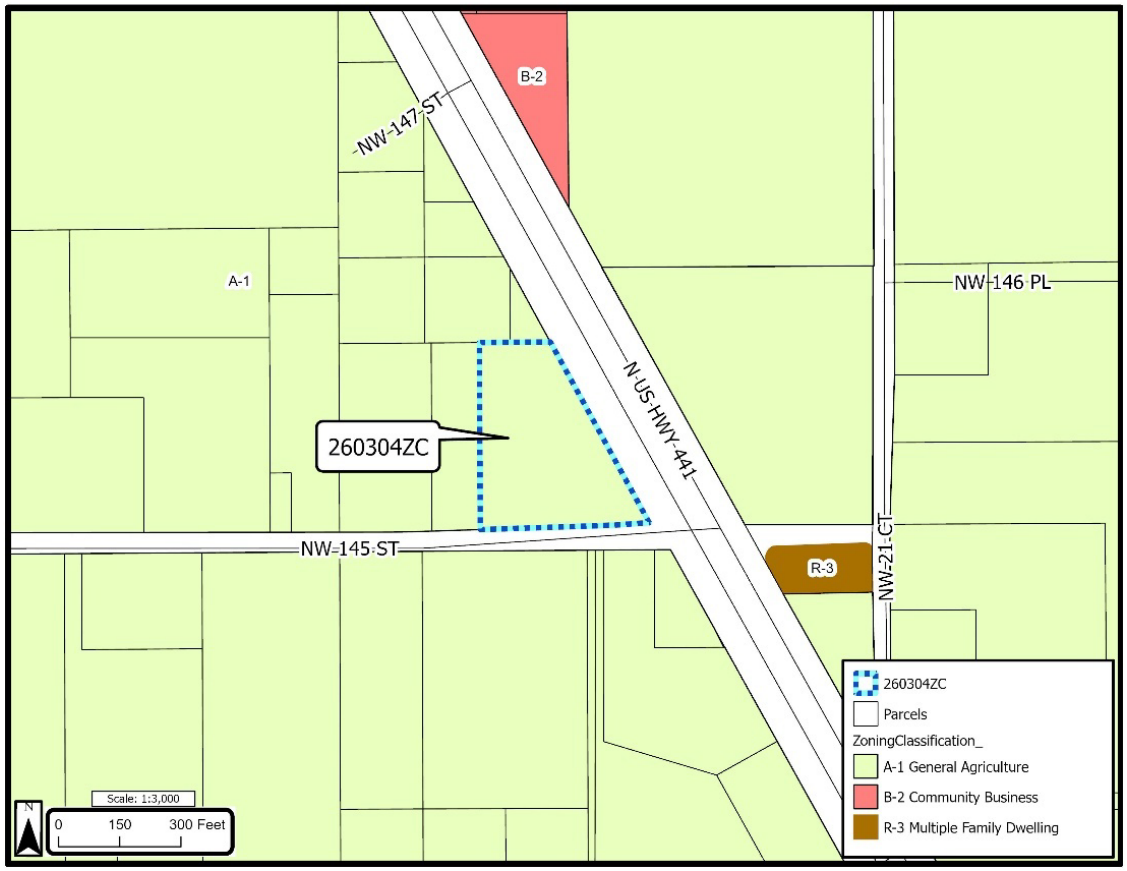


Figure 6 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC). The subject parcel is classified as vacant commercial. Surrounding parcels are classified under residential uses, with properties to the north, west, and south including manufactured home residential. As well as single-family residential to the south and ag production to the east.

Figure 6
Existing Use per Property Appraiser Property Code

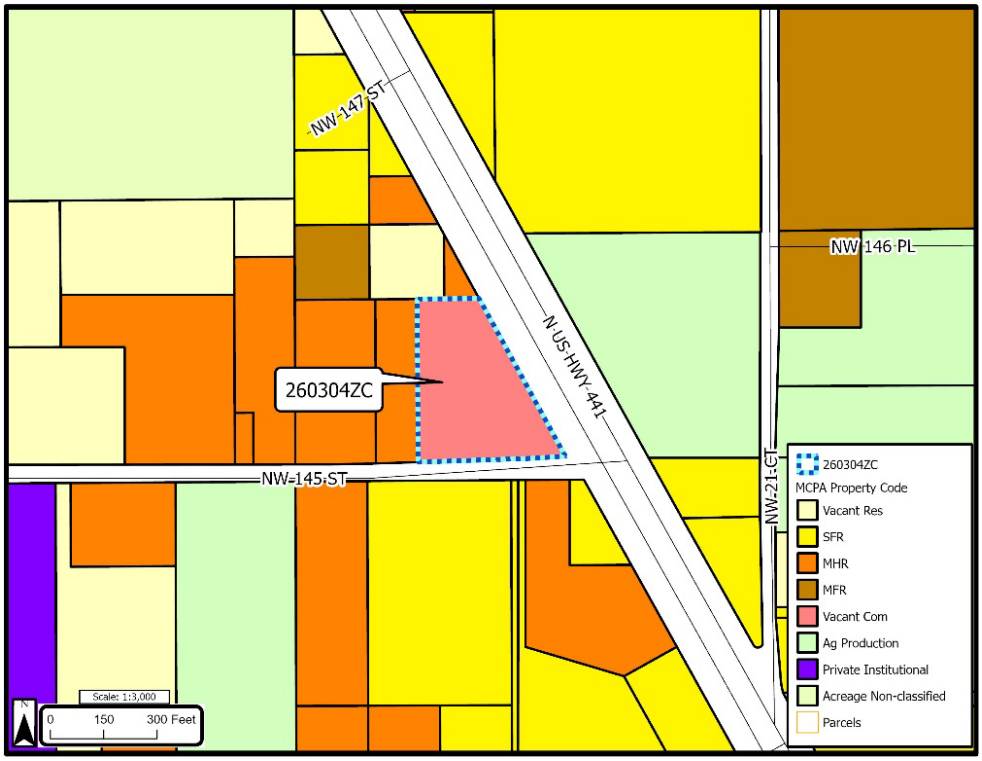


Table A summarizes the existing site and adjacent property characteristics as reflected in prior Figures 3, 4, 5, and 6.

TABLE A. Adjacent Property Characteristics			
Direction	**FLUM Designation**	**Zoning Classification**	**Existing Use per MCPA Property Code**
Site(s)	Rural Land	Community Business (B-2) and General Agriculture (A-1)	Vacant Commercial
North	Rural Land	General Agriculture (A-1)	Manufactured Home Residential, Vacant Residential
South	Rural Land	General Agriculture (A-1)	Single-Family Residential, Manufactured Home Residential
East	Rural Land	General Agriculture (A-1)	Ag Production
West	Rural Land	General Agriculture (A-1)	Mobile Home Residential

Based on the above findings, the proposed rezoning application **is compatible with the existing and future surrounding land uses.**

B. *How does the request affect the public interest*?

1. Transportation impacts. These include roadways, public transit, and other mobility features.
   a. Roadways. The subject property is located on the corner of N US HWY 4414 and NW 145th St., a paved Office of the County Engineer (OCE) maintained minor local road. The proposed zoning change will not result in an adverse impact from the change to the subject property.

   b. Public transit. The property is not along any existing transit routes. No transit routes are currently projected to extend to the vicinity of the project.

   c. Other mobility features. Sidewalks and multi-modal paths do not currently exist along the site's N US HWY 441 frontage or along the frontage onto NW 145th St.

Based on the above findings, the rezoning roadway **impacts would not adversely affect the public interest.**

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and approximately 2,750 gallons per acre per day for nonresidential demand. Based on the residential calculation, the proposed rezoning would result in a potential demand of 360 gallons per day. Per Marion County Utilities, the parcel is within the Marion County Utilities service area but is currently outside connection distance to public water and sewer. The closest water and sewer infrastructure is more than six (6) miles away. The rezoning will have no effect on Marion County Utilities; it is concluded that **potable water impacts would not adversely affect the public interest.**

3. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand. Based on the proposed rezoning, the potential service demand would be 360 gallons per day. The property is located within Marion County Utilities service area, but outside of connection distance. The rezoning will have no effect on Marion County Utilities; it is concluded that **sanitary sewer impacts would not adversely affect the public interest.**

4. Solid waste impacts. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day for residential demand. A commercial/industrial level of service standard is not currently in place for Marion County as such operations are required to provide for individual commercial collection wherein disposal within Marion County is alternatively addressed. The proposed zoning change would generate 14.88 pounds of solid waste per day; it is concluded that **solid waste impacts would not adversely affect the public interest.**

5. Recreation. Recreation Element Policy 1.1.1. adopts a level of service standard of two (2) acres per 1,000 persons. Marion County features a variety of federal, state, and local recreation lands satisfying the general level of service standard; therefore, it is concluded that **recreation impacts would not adversely affect the public interest.**

6. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. The site does not include any flood plain or flood prone areas. Development of the site will be required to comply with a 100-year frequency 24-hour duration design storm as the site development proceeds through Marion County's site development review processes. Based on the above, it is concluded **stormwater management effects would not adversely affect the public interest.**

7. Fire rescue/emergency services. The site is within MCFR North Marion Station 11 district, located approximately 4.4 miles to the southwest of the subject property at 12250 NW Gainesville Rd. The Comprehensive Plan does not establish a level of service 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. Based on the above, it is concluded that the rezoning's **fire rescue/emergency impacts would not adversely affect the public interest.**

8. Law enforcement. The Sheriff's North Multi District Substation, located at 8311 N Hwy 441, Ocala, FL 34475, is ±6.4 miles southeast of the subject property. The Comprehensive Plan does not establish a level of service standard for law enforcement services, but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Based on the above, it is concluded the rezoning's **law enforcement impacts would not adversely affect the public interest.**

9. Public schools. The proposed rezoning is within the following listed schools with their 2025-2026 enrollment: Reddick-Collier Elementary (47%), North Marion Middle (71%), and North Marion High (73%). Therefore, the application's public-school impacts **would not adversely affect** the public interest**.**

In summation, staff concludes **the proposed rezoning would not adversely affect the public interest**.

C. *How is this request consistent with the Comprehensive Plan?*

1. FLUE Policy 4.1.1 on Consistency between Comprehensive Plan, Zoning, and LDC provides, "The County shall amend and maintain an official land use and zoning map, appropriate land use designations and classifications, and supporting LDC that shall be consistent with each other.

   Analysis: The proposed zoning change would be considered consistent with the Comprehensive plan. A-1 zoning classifications can take place within Rural Land land use. The current B-2 zoning is not compatible with the land use. The application is **consistent** with FLUE Policy 4.1.1.

2. FLUE Policy 2.1.16: Rural Land (RL) land use designation intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses.

   Analysis: The request being made is **consistent** with FLUE Policy 2.1.16 because A-1 zoning is intended to be used within the Rural Land future land use designation, whereas the current B-2 zoning is not compatible with the current land use.

3. FLUE Objective 3.3: The Farmland Preservation area is intended to encourage preservation of agriculture as a viable use of lands and an asset of Marion County's economy and to protect the rural character of the area. land use designation intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses.

   Analysis: The request would preserve the agricultural nature of the area, by converting a commercial zoning use to an agricultural one, protecting the rural character of the area.

In summation, staff concludes the rezoning is consistent with the Comprehensive Plan, is compatible with the surrounding area, and will not adversely affect the public interest as listed in Land Development Code (LDC) Section 2.7.3.E.(2).

V. 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 rezoning amendment.

B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support a recommendation for the approval of the Ordinance, and make a recommendation to adopt a proposed Ordinance to **APPROVE** the rezoning amendment.

C. 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.

VI. 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 rezoning because the application:

A. Will not adversely affect the public interest because the proposed change does not increase the intensity or density of the subject parcel.

B. Is consistent with the Comprehensive Plan provisions because it is in conformance with FLUE Policies 4.1.1 and 2.1.16 and Objective 3.3.

C. Is compatible with the surrounding uses because the proposed rezoning would better match with surrounding parcels.

VII. PLANNING & ZONING COMMISSION RECOMMENDATION

TBD

VIII. BOARD OF COUNTY COMMISSIONERS ACTION

TBD

IX. LIST OF ATTACHMENTS

A. Application Package
B. Site and Area Photographs
C. DRC Comments