



**Marion County  
Board of County Commissioners**

**Growth Services**

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Ocala, FL 34470  
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**PLANNING & ZONING SECTION  
STAFF REPORT**

<b>P&amp;Z Date: 06/30/2025</b>	<b>BCC Date: 07/15/2025</b>
<b>Case Number</b>	250703ZC
<b>CDP-AR</b>	32661
<b>Type of Case</b>	<b>Rezoning</b> from Neighborhood Business (B-1) to Single-Family Dwelling (R-1).
<b>Owner</b>	Justin Kardell & Katelyn Kardell
<b>Applicant</b>	N/A.
<b>Street Address/Site Location</b>	1701 NE 60 <sup>th</sup> Street, Ocala FL 34479
<b>Parcel Number(s)</b>	1507-004-000
<b>Property Size</b>	±0.51 acres
<b>Current Future Land Use</b>	Medium Residential (MR)
<b>Current Zoning Classification</b>	Neighborhood Business (B-1)
<b>Overlays Zones/Special Areas</b>	Primary Springs Protection Zone (PSPZ)
<b>Staff Recommendation</b>	Approval
<b>P&amp;Z Recommendation</b>	<b>APPROVAL on Consent</b>
<b>Project Staff</b>	Antony Alva, GIS Technician Analyst
<b>Related Cases</b>	N/A

## I. ITEM SUMMARY

Staff recommends approval of the rezoning request for a ±0.51-acre property located at 1701 NE 60th Street, Ocala, FL 34479 (Parcel ID: 1507-004-000), from B-1 (Neighborhood Business) to R-1 (Single Family Dwelling) as outlined in the Marion County Land Development Code (LDC), Article 2, Division 7 (**See Attachment A**). The property, owned by Justin Kardell and Katelyn Kardell, is situated at the corner of NE Jacksonville Rd and NE 60th St and is identified as Lot 4.5.6.162 within the “*Marion Highlands*” subdivision.

The property is located within the Urban Growth Boundary (UGB) and the Primary Springs Protection Overlay Zone (PSPOZ) but is outside the FPA (Farmland Preservation Area). Its **current land use designation is MR (Medium Residential)**, characterized by single-family residential development with a density range of 1 to 4 dwelling units per gross acre, as defined in *FLUE Policy 2.1.18*. This policy promotes primarily single-family homes within the UGB, PSAs, and Urban Area while permitting with the request R-1 (Single-Family Dwelling) Zoning.

**Currently, the property is zoned B-1 (Neighborhood Business), a designation that is inconsistent** with the surrounding residential character, which includes both medium and low residential land uses. The proposed rezoning to R-1 (Single Family Dwelling) is intended to facilitate the construction of a single-family home, aligning with the existing residential context and Marion County’s Medium Residential land use goals.

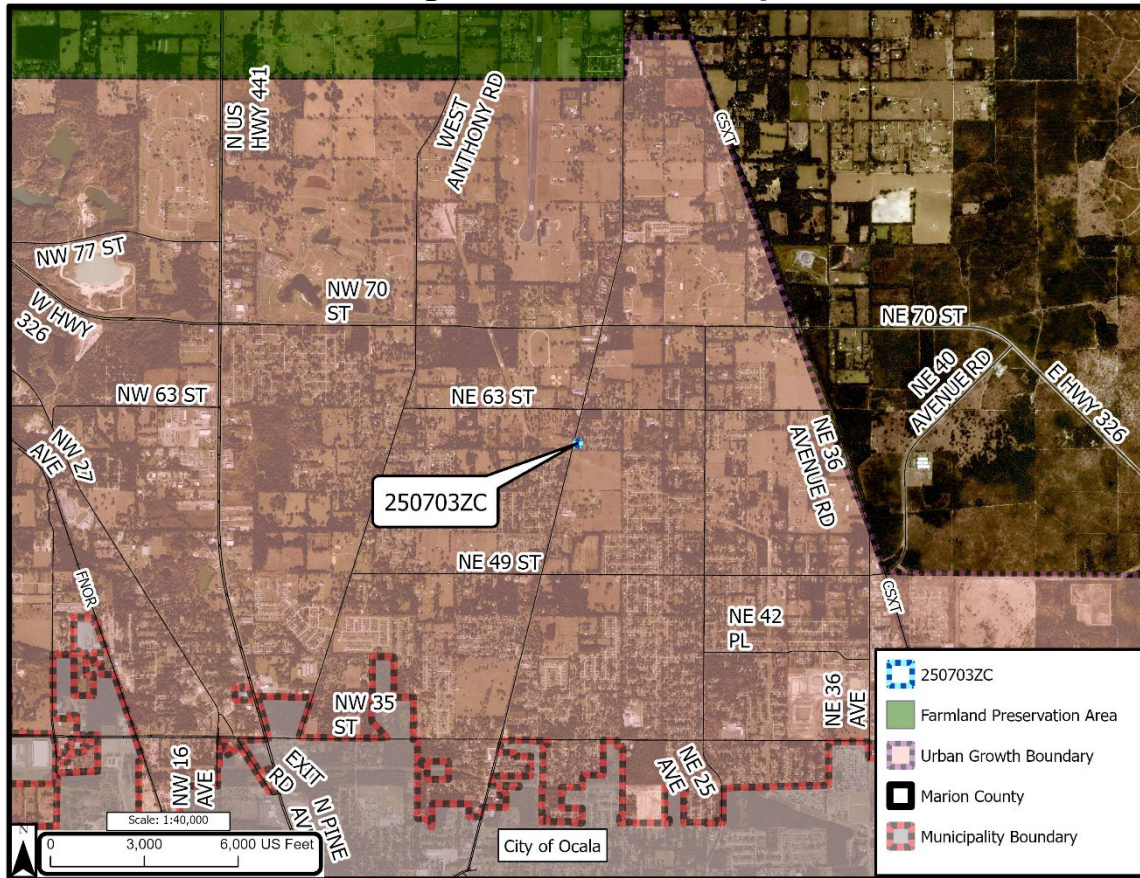
The rezoning request supports the Future Land Use Element (FLUE) *Policy 2.1.18*, which prioritizes residential development within the UGB to mitigate urban sprawl while maintaining compatibility with surrounding land uses. The proposed change to R-1 (Single-Family Dwelling) will enhance the residential character of the area, reducing potential land use conflicts while adhering to Marion County’s long-term planning objectives.

A comprehensive review by staff confirms that the proposed rezoning will not adversely impact public services or infrastructure, including transportation, potable water, sewer, solid waste, recreation, and emergency services. The Marion County Transportation Planning Organization has verified that the rezoning will not adversely affect the level of service on local roads, ensuring the development remains within acceptable capacity limits.

Given its consistency with FLUE policies, compatibility with surrounding residential uses, and minimal impact on public services, staff recommends approval of the rezoning request, aligning with Marion County’s Comprehensive Plan and supporting the Medium Residential land use designation. ***When the zoning and land use designation are inconsistent with each other, the zoning is expected to change to be consistent with the land use.***

**Figure 1** shows the subject property under Case #250703ZC, located well within the UGB (Urban Growth Boundary). The property is positioned north of the Ocala city limits, with a significant stretch of UGB extending further north before reaching the boundary of the FPA (Farmland Preservation Area).

**Figure 1**  
**Regional Location Map**



**Figure 1.2** provides a general aerial location map of the subject property, highlighting the current developed and undeveloped parcels and the overall character of the surrounding area.



**Figure 1.2**  
**General Location Map**



## **II. STAFF SUMMARY RECOMMENDATION**

Staff recommends **APPROVAL** of the rezoning application. The rezoning will establish a zoning classification which is consistent with Marion County's intent for the future land use of the property and Marion County's Comprehensive Plan.

## **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 (18 owners) within 300 feet of the subject property on *June 13, 2025*. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on *June 10, 2025*, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on *June 16, 2025*. Evidence of the above-described public notices is 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.

TABLE A. Adjacent Property Characteristics			
Direction	FLUM Designation	Zoning Classification	Existing Use per Property Appraiser Code
North	Public (P)	Single-Family Dwelling (R-1)	Government Institution
South	Commercial (COM)	Community Business (B-2)	Commercial
East	Medium Residential (MR)	Neighborhood Business (B-1)	Single-Family Residential (SFR)
West	Low Residential (LR)	Improved Agriculture (A-2)	Agricultural Production

Table A presents the information from Figures 2, 3, 4, and 5 in a tabular format.

In accordance with LDC Section 2.7.3.D, staff conducted a site visit and determined that the subject property is vacant and is currently fence around the property line perimeter. According to the Property Appraiser, it is classified as Vacant Commercial. To the north, the parcel is classified as county property and is assigned to be a WRA (water retention area). To the west according to the property appraiser it is classified as agriculture production, while to the east, the parcels are classified as Single-Family Residential (SFR). **See Attachment C for site photos.**

#### IV. ANALYSIS

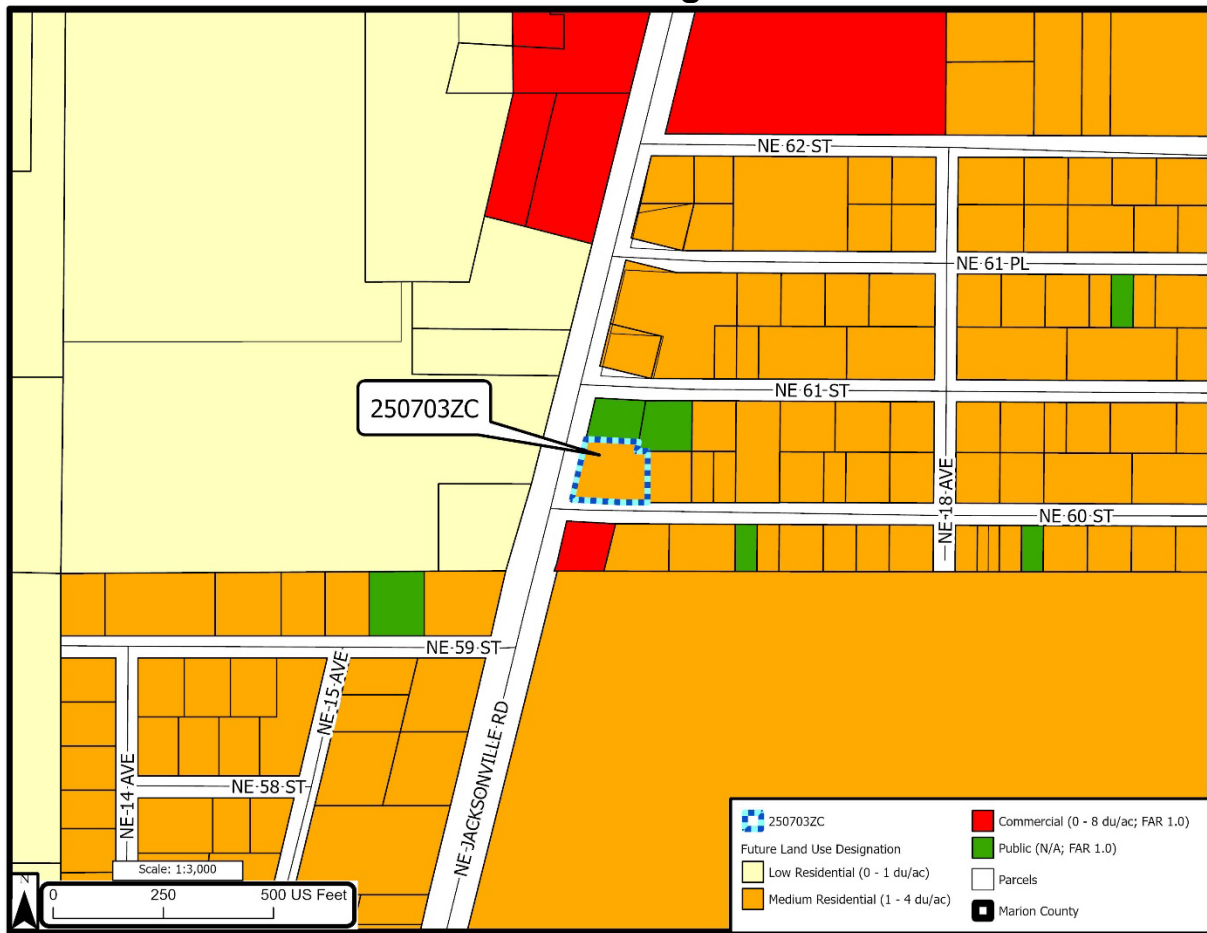
LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and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

##### A. *Compatibility with Surrounding Uses*

Compatibility is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, 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 1.2) is a general location aerial displaying existing and surrounding site conditions.

**Figure 2** shows the subject property as well as all surrounding properties designated as MR (Medium Residential) and LR (Low Residential).

**Figure 2**  
**FLUMS Designation**

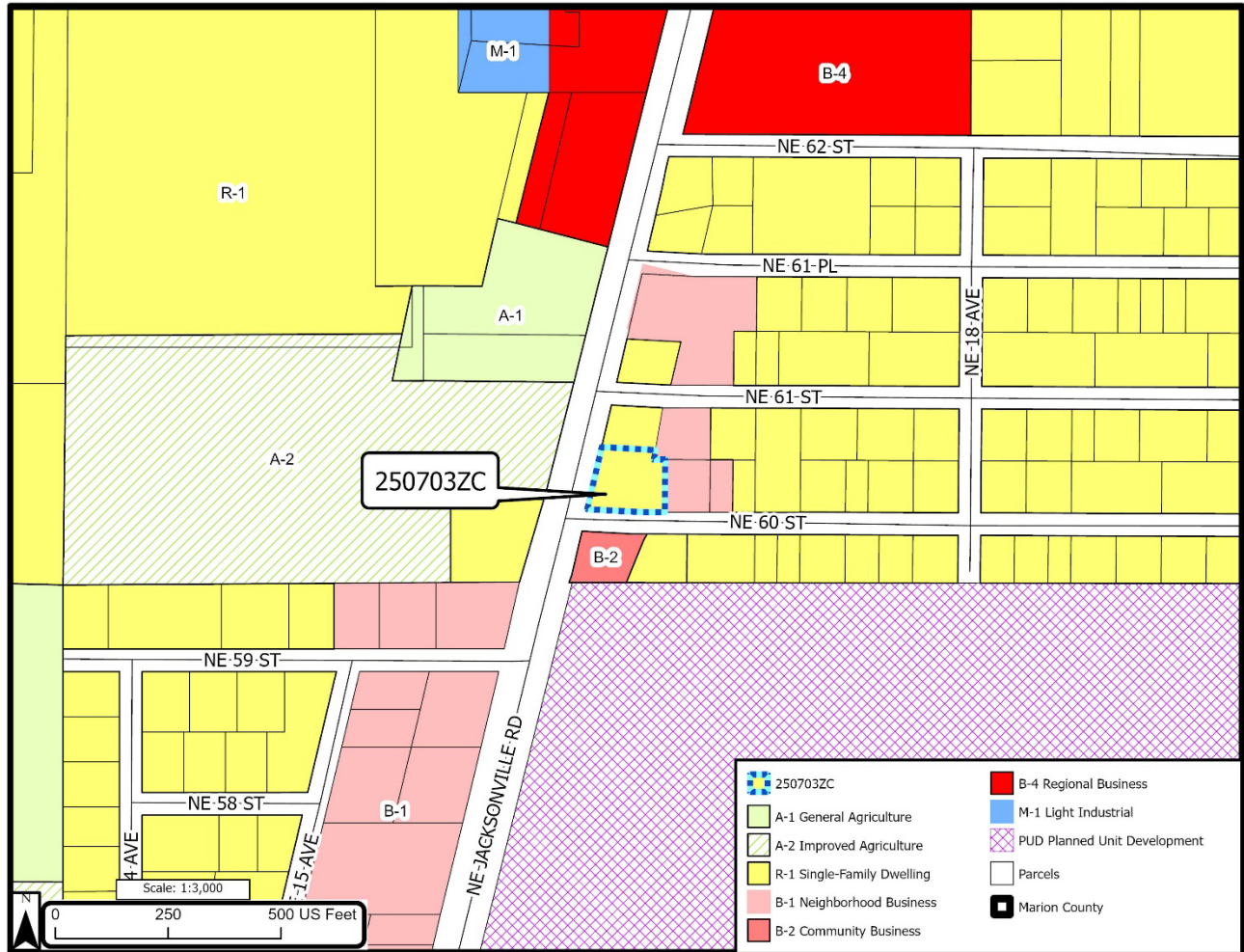


**Figure 3** illustrates the proposed zoning for the subject property in relation to the surrounding zoning classifications. To the north, the area is zoned R-1 (Single-Family Dwelling); to the west, it is zoned A-2 (Improved Agriculture); to the south, it is zoned B-2 (Community Business); and to the east, there is a nonconforming B-1 (Neighborhood Business) area. The subject property itself is **currently zoned B-1 (Neighborhood Business), which is inconsistent with its Medium Residential Land Use designation.**

The site is situated within the Urban Growth Boundary (UGB) but outside the Farmland Preservation Area (FPA).



**Figure 3**  
**Proposed Zoning Classification**



**Figure 4** presents an aerial image of the subject property and its surrounding area. Notably, the subject property has a driveway access point located at the southern part of the parcel. The image also indicates a fence surrounding the perimeter of the property and a structure resembling a shed. However, as of the application date, **the property is vacant, with no structures or improvements within the property lines other than the fence.**

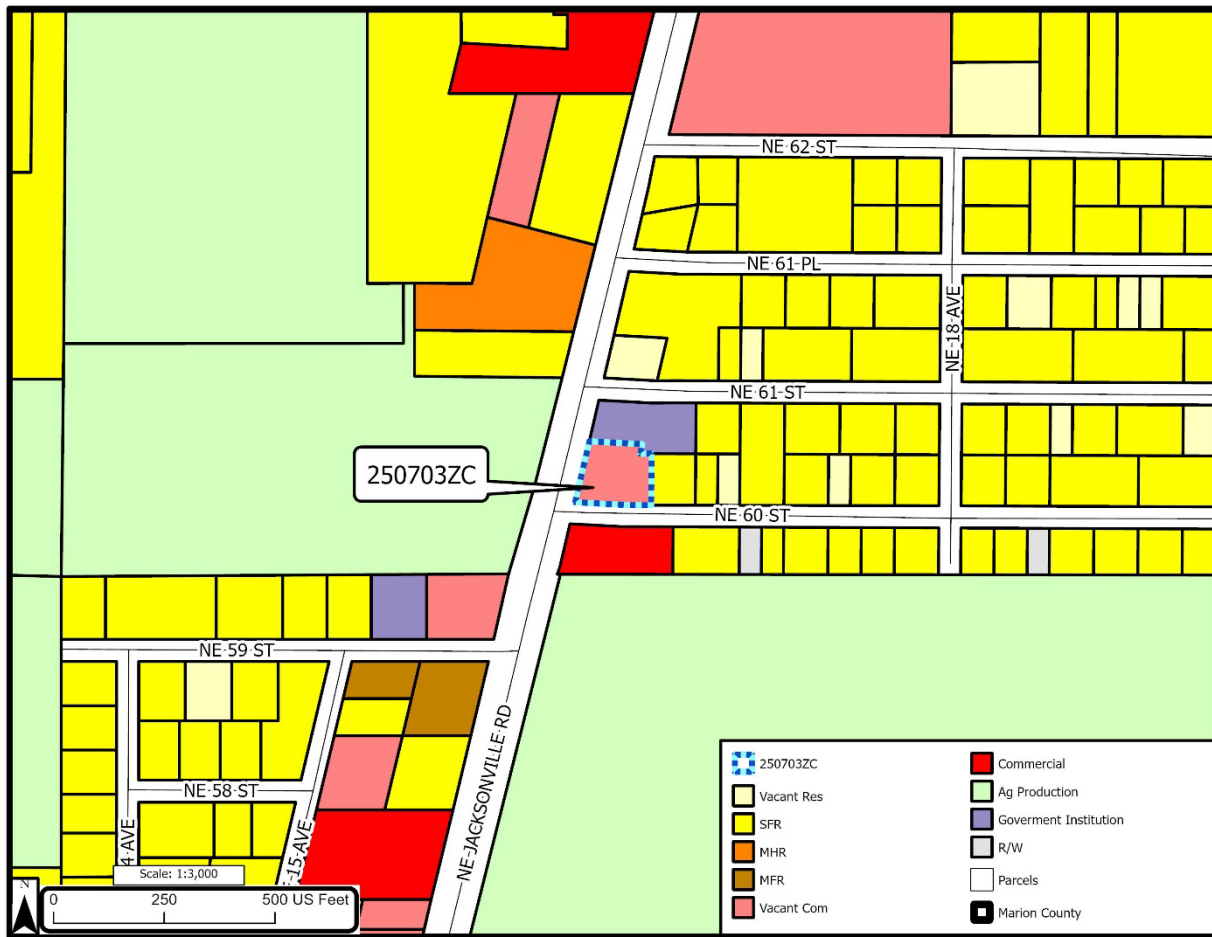
**Figure 4**  
**Property Aerial**



**Figure 5** illustrates the existing uses of the subject and surrounding properties as identified by the Marion County Property Appraiser Office's **Property Code (PC)**.

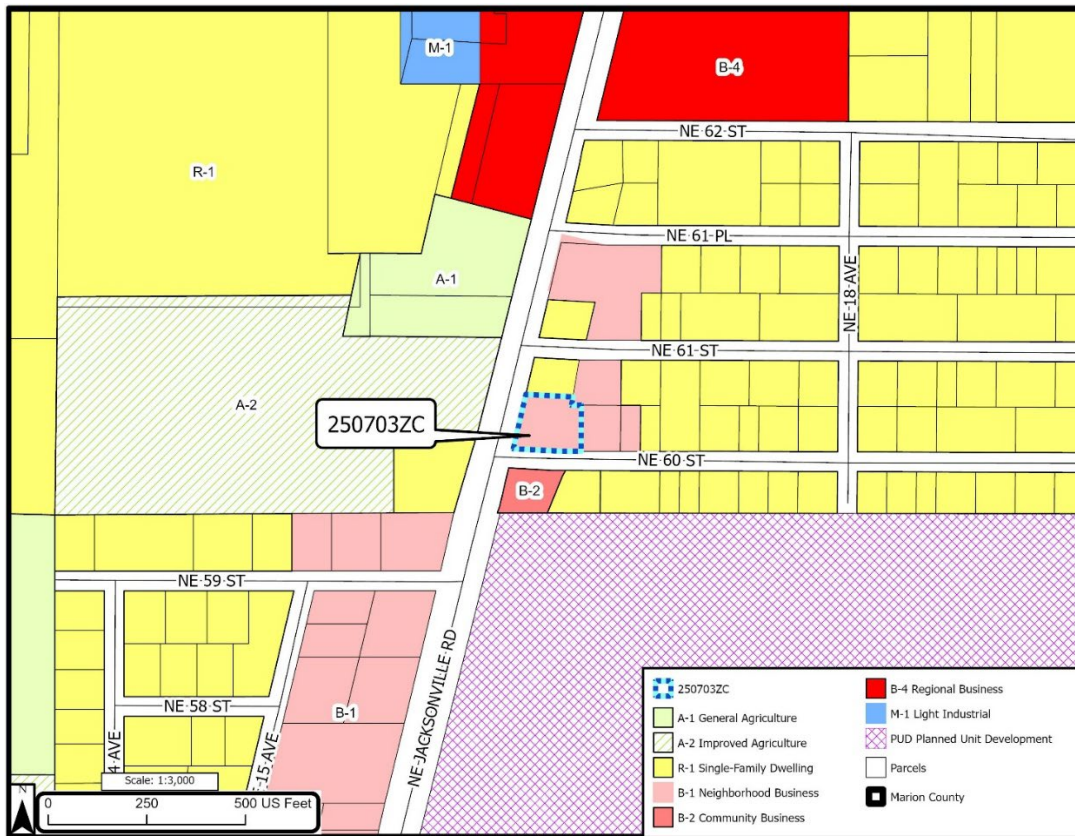


**Figure 5**  
**Existing Use per Property Appraiser Property Code**



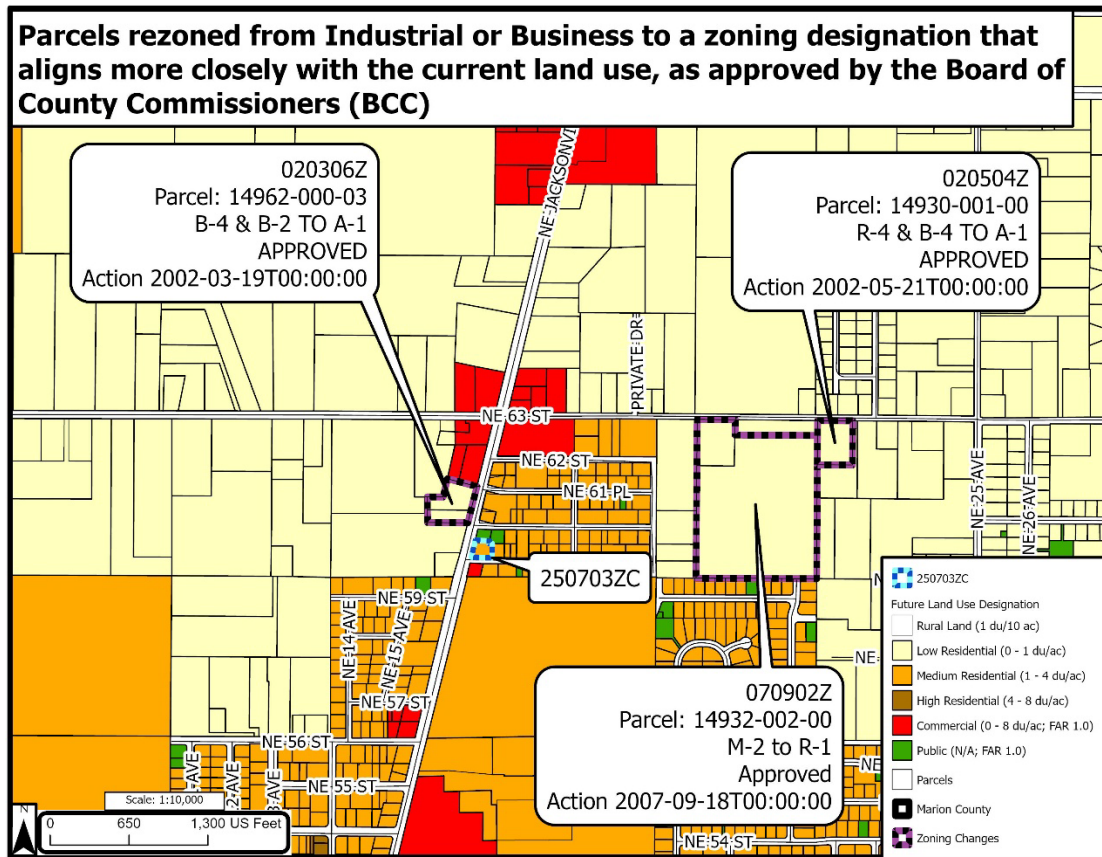
**Figure 6** depicts the current **zoning classifications** for the **subject property**, which are **inconsistent with the existing land use** shown in (Figure 2). The property is currently zoned B-1 (Neighborhood Business).

**Figure 6**  
**Current Zoning Classification**



**Figure 6.1** Displays parcels that were rezoned from Industrial or Business to a zoning designation that more closely aligns with, but does not perfectly match, the current land use, as approved by the Board of County Commissioners (BCC).

**Figure 6.1**  
**Current Zoning Change Near Subject Property**



This application seeks to rezone the property from B-1 (Neighborhood Business) to R-1 (Single-Family Dwelling). A nearby parcel (14962-000-03) was rezoned from B-4 (Regional Business) and B-2 (Community Business) to A-1 (General Agriculture) under request #020306Z on March 3, 2002. Although this rezoning occurred over 20 years ago, the surrounding area has maintained its rural and residential character, consistent with the Comprehensive Plan and Land Development Code. The Commercial (COM) land use designation is not reflective of the current character of the area or the previously rezoned parcel.

Similarly, to the east of the subject parcel, other parcels currently have a land use designation of LR (Low Residential). Previous zoning changes approved by the Board of County Commissioners (BCC) further support the residential and rural open character of the area:

Case #070902Z (September 18, 2007): Rezoning from M-2 (Heavy Industrial) to R-1 (Single-Family Dwelling).

Case #020504Z (May 21, 2002): Rezoning from R-4 (Mixed Residential) and B-4 (Regional Business) to A-1 (General Agriculture), which, while not a residential zoning, aligns more appropriately with the rural and residential character of the surrounding area.



Although the subject parcel is located within a subdivision and the Urban Growth Boundary, the area still retains a distinct residential and open space/agricultural character. Most of the surrounding parcels are designated LR (Low Residential) and MR (Medium Residential).

Figure 6.1 provides a current land use map of the subject property and its surroundings, highlighting nearby land use characteristics and previously approved zoning cases. The proposed rezoning aligns with these prior cases, preserving the residential character of the area. Additionally, the request is compatible with the Urban Growth Boundary (UGB) and would not adversely impact residential zoning density or public interest.

Figure 7 provides an overview of current residential developments near the subject property, all located within the Urban Growth Boundary (UGB), as shown in Figure 1 & 7.

**Figure 7**  
**Residential Developments**

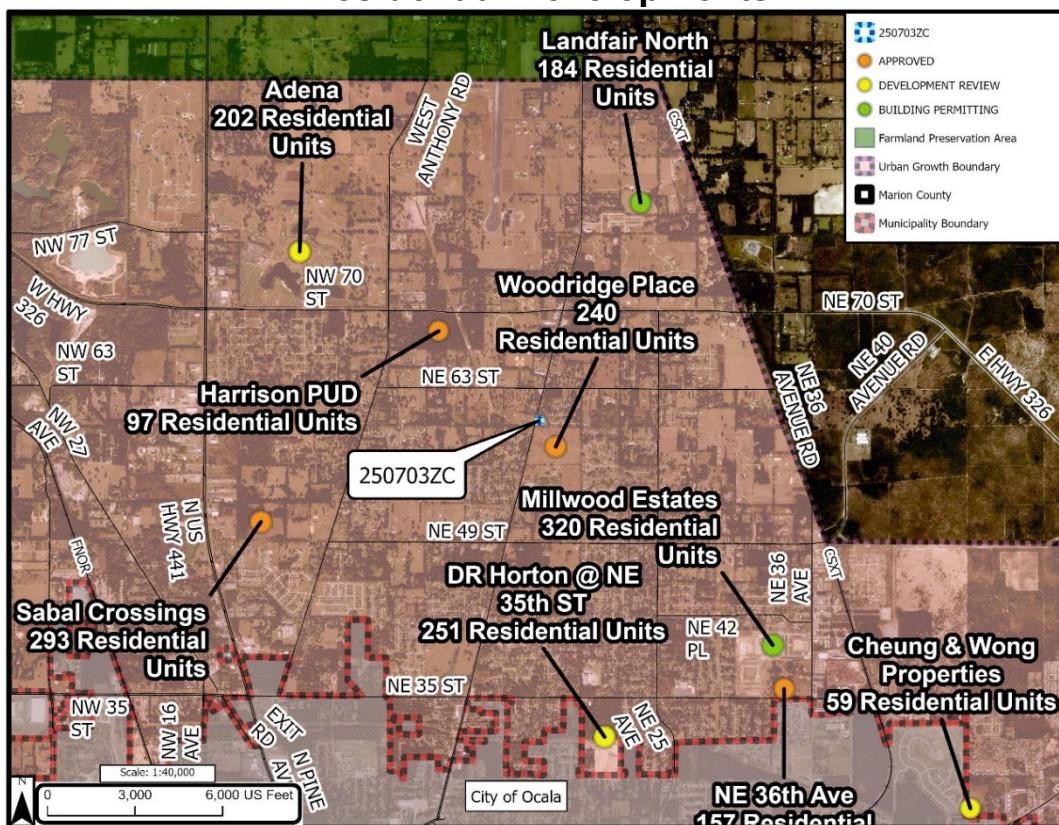


Figure 7 illustrates the residential developments near the subject property, with the nearest approved development located approximately  $\pm 0.05$  miles away, proposing a maximum of 240 residential units. These developments, as shown in Figures 7, are situated within the Urban Growth Boundary (UGB). The subject

property is also located within the Urban Growth Boundary (UGB), where residential density is encouraged in areas with appropriate land use, helping to preserve rural areas outside the boundary.

The proposed rezoning to R-1 (Single-Family Dwelling) aligns with the surrounding Medium Residential-Density developments and is consistent with the current land use depicted in *Figure 2*. This rezoning will maintain the area's Medium and Lower Residential density character without disrupting existing development patterns or the public interest.

Based on the findings above, the **proposed rezoning is compatible with existing and surrounding land uses**. The rezoning would help preserve the Medium Residential density while aligning with the area's future land use goals and long-term planning objectives. The site is surrounded by Medium and Low Residential densities, characterized by residential and agricultural uses.

**The current B-1 (Neighborhood Business) zoning is inconsistent** with the designated MR (Medium Residential) land use, as **B-1 is intended for COM (Commercial) development**. The proposed R-1 (Single-Family Dwelling) zoning aligns with the FLU (Future Land Use) designation and better reflects the intensity and character of the surrounding area.

*B. Effect on Public Interest*

1. Transportation impacts. These include roadways, public transit, and other mobility features.
  - a. Roadways. NE Jacksonville Rd and NE 60<sup>th</sup> St is to the west and south of the property which is a paved county-maintained major and local road. **A change from a vacant B-1 (Neighborhood) to R-1 (Single-Family Dwelling) for the development proposal of Single-Family Dwelling, will not adversely affect** the public interest.
  - b. Public transit. Not available in this area. Therefore, the development of a single residential dwelling home on this parcel **will not adversely affect** the public interest.
  - c. Other mobility features. No sidewalks currently exist in the vicinity. Upon development, sidewalks will likely not be required. Therefore, the application **would not adversely affect** the public interest.

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

Based on the above, this request's transportation impacts would not adversely impact the public interest.

Zoning	Units	Trip Rate (per unit)	Estimated Daily Trips
Existing: B-1 (Nonconforming Vacant Neighborhood Business)	0 (vacant)	0 tips/day	0 trips/day
Proposed: R-1 (Single-Family Residential)	1 dwelling unit	9.44 trips/day (ITE code 210)	± 9 trips/day

**Source:** ITE Trip Generation Manual, 11th Edition, LU Code 210 - Single Family Detached Housing.

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a standard level of service (LOS) 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.

The property is located within the UGB (Urban Growth Boundary) but outside the Marion County Utilities Service Area, placing it beyond the current connection range. Consequently, Marion County Utilities is not presently able to provide service to the parcel. Therefore, the proposed rezoning is expected to have a minimal impact on potable water availability at this time; **This would not adversely affect the public interest.**

3. Sanitary sewer impacts. The 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 residential calculation, the proposed rezoning would result in a potential demand of 264 gallons per day.

The property is not within Marion County Utilities' current extension area. Based on the above findings, the rezoning's 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. Based on the residential calculation, the proposed rezoning would result in a potential demand of 15 pounds of solid waste generation per day. Based on the above, the rezoning solid waste impacts **would not adversely affect** the public interest.

5. Recreation. Recreation Element Policy 1.1.1 adopts a standard level of service of two (2) acres per 1,000 people. Based on the permitted density of one home on the property, based on the proposed zoning, the recreation impacts **would not adversely affect** the public interest.



6. Storm water/drainage. Storm water 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 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, the rezoning storm water/drainage impacts **would not adversely affect** the public interest.
7. Fire rescue/emergency services. The site is officially located in the service district for Marion County's Anthony Fire Station #1, located at 3199 NE 70<sup>th</sup> St, Ocala, FL 34479; roughly ±2 miles Northeast of the subject property. The Comprehensive Plan does not establish a standard level of service 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, the rezoning fire rescue/emergency impacts **would not adversely affect** the public interest.
8. Law enforcement. The nearest Sheriff substation North Multi-District is located approximately ±4.2 miles Northwest of the subject property at 8311 N US Hwy 441, Ocala, FL 34475. The Comprehensive Plan does not establish a standard level of service 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, the application's law enforcement impacts **would not adversely affect** the public interest.
9. Public schools. The proposed rezoning is within the district for the following schools with 2023-2024 enrollment: Springs Elementary (130.51%), Howard Middle (65.21%), and Vanguard High (87.79%). While there are localized areas of crowding within schools, the county has overall capacity available. Therefore, the application's public-school impacts **would not adversely affect** the public interest.

In summation, when weighing the totality of the circumstances, **the public interest is not adversely affected.**

C. *Consistency with the Comprehensive Plan*

1. **FLUE 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 site is located inside the Urban Growth Boundary (UGB). The property lies within a plated subdivisions area but currently has a **non-conforming B-1 (Neighborhood Business) zoning designation**, which is inconsistent with the MR (Medium Residential 1-4 units per acres)

Land future land use category. The proposed rezoning to R-1 (Single-Family Dwelling) would better align the property with its designated future land use density.

This change would support the County's policy to focus higher density and intensity development within the UGB, while maintaining lower density, rural development patterns outside the UGB. As such, the proposed rezoning is consistent with *FLUE Policy 1.1.5*.

2. **FLUE Policy 2.1.18: MR (Medium Residential)** – 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:** This application seeks a zoning change from B-1 (Neighborhood Business) to R-1 (Single-Family Dwelling) for the subject property. The current land use designation is MR (Medium Residential), which permits 1 to 4 residential unit per acres. The requested zoning is consistent with the MR (Medium Residential) future land use designation and reflects the intended urban character for this area, which is important for protecting rural lands outside the Urban Growth Boundary (UGB).

The property is located within the UGB (Urban Growth Boundary), which focuses on urban development within designated residential density areas. Given that the surrounding area is designated as Medium and Low Residential, the proposed rezoning to R-1 (Single-Family Dwelling) aligns with the county's objective to balance rural preservation with urban residential growth.

**The current B-1 (Neighborhood Business) zoning is inconsistent** with the Medium Residential (MR) land use designation and does not support commercial development under the existing land use. The requested R-1 rezoning is more compatible with the surrounding area and aligns with the county's long-term planning goals by preventing sprawl and directing residential density within the UGB.

This rezoning request is consistent with *FLUE Policy 2.1.18*, as it encourages appropriate urban development and helps maintain Rural land outside the Urban Growth Boundary (UGB).

3. **FLUE 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:** The proposed rezoning from B-1 (Neighborhood Business) to R-1 (Single-Family Dwelling) aligns with several principles in Policy 3.1.2 of the Comprehensive Plan. The property is located within the UGB (Urban Growth Boundary), where development is directed to existing communities to prevent sprawl and maintain community character. Rezoning to R-1 (Single-Family Dwelling) would support residential density consistent with the surrounding MR (Medium Residential) designation, fostering a range of housing opportunities (Principle 7) while preserving open space (Principle 1).

Additionally, converting the parcel to residential use prevents incompatible commercial development, reinforcing neighborhood cohesion (Principle 5) and reducing infrastructure demands (Principle 12). The R-1 (Single-Family Dwelling) zone also aligns with the county's objective to strengthen established residential areas rather than expanding commercial uses (Principle 3). Overall, the rezoning request promotes compact, predictable development within the UGB (Urban Growth Boundary), consistent with long-term planning objectives. Therefore, **the proposed rezoning is consistent** with *FLUE Policy 3.1.2*.

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



**Analysis:** The proposed rezoning from B-1 (Neighborhood Business) to R-1 (Single-Family Dwelling) aligns with *Policy 4.1.1*, which emphasizes consistency between the Comprehensive Plan, Zoning Map, and Land Development Code (LDC). The parcel is designated as MR (Medium Residential), a designation that does not support commercial uses but is compatible with single-family residential development. By rezoning to R-1 (Single-Family Dwelling), the proposed change ensures alignment between the zoning classification and the underlying land use designation, reducing inconsistencies and reinforcing the intent of the Comprehensive Plan.

Moreover, the rezoning supports the county's objective to maintain predictable and coherent development patterns, as stated in the LDC, by aligning zoning with residential land use rather than allowing incompatible commercial uses. Thus, the R-1 (Single-Family Dwelling) zoning fosters consistency in land use policy, preventing potential conflicts and supporting orderly residential growth. Therefore, **the proposed rezoning is consistent** with *FLUE Policy 4.1.1*.

5. **FLUE Policy 4.1.2: Conflicts between Comprehensive Plan, Zoning, and LDC** – The Comprehensive Plan shall be the governing document. In the event of conflict between the Comprehensive Plan, Zoning, and LDC, the more stringent regulation shall apply, unless the County has developed a process to allow a variance or waiver of the regulation where a conflict in regulations occurs in accordance with the Comprehensive Plan, Zoning, or LDC.

**Analysis:** The proposed rezoning of the parcel **from B-1 (Neighborhood Business) to R-1 (Single-Family Dwelling) is recommended for approval** to resolve the conflict between its existing zoning designation and its Comprehensive Plan designation of MR (Medium Residential). *FLUE Policy 4.1.2* establishes the Comprehensive Plan as the governing document in the event of conflicts between the Comprehensive Plan, Zoning, and Land Development Code (LDC), with the more stringent regulation prevailing unless a variance or waiver is granted.

In this case, the Comprehensive Plan dictates residential use, while the current B-1 (Neighborhood Business) zoning permits commercial activities inconsistent with the MR (Medium Residential) designation. Rezoning to R-1 (Single-Family Dwelling) aligns the zoning designation with the intended residential land use, thereby eliminating the conflict and ensuring consistency with the Comprehensive Plan. **Furthermore, under §163.3194(2)(b), F.S., the County is required to align zoning with the Comprehensive Plan**, reinforcing the necessity for this rezoning action.

Additionally, the proposed R-1 (Single-Family Dwelling) zoning is compatible with surrounding residential properties and promotes a cohesive neighborhood character. Therefore, the recommended rezoning effectively resolves the regulatory conflict in accordance with *FLUE Policy 4.1.2* and fosters consistency across all governing documents.

6. **FLUE Policy 5.1.2 Review Criteria – Changes to 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.
7. Prevention of urban sprawl, as defined by Ch. 163, F.S.
8. Consistency with the UGB.
9. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC.
10. Compatibility with current uses and land uses in the surrounding area.
11. Water Supply and Alternative Water Supply needs; and
12. Concurrency requirements.

**Analysis:** The proposed rezoning from B-1 (Neighborhood Business) to R-1 (Single-Family Dwelling) is recommended for approval in accordance with *FLUE Policy 5.1.2*. This policy mandates that any zoning change be evaluated based on its suitability, compatibility, and consistency with the Comprehensive Plan, Zoning, and LDC. The rezoning aligns with the current MR (Medium Residential) land use designation and addresses potential conflicts between commercial and residential uses.

1. **Market Demand:** The shift to R-1 (Single-Family Dwelling) reflects the residential demand in the area and supports existing neighborhood character.

2. **Facilities and Services:** Adequate infrastructure and public services are available to accommodate the proposed residential use without necessitating major improvements.
3. **Land Use Distribution:** Rezoning to R-1 (Single-Family Dwelling) maintains a balanced land use distribution, reinforcing residential density consistent with MR (Medium Residential) designation.
4. **Environmental Resources:** No significant environmental or historic resources are affected by the proposed zoning change.
5. **Agricultural/Rural Character:** The area is primarily residential with minimal agricultural activity, making R-1 (Single-Family Dwelling) appropriate.
6. **Urban Sprawl:** Rezoning to R-1 (Single-Family Dwelling) discourages commercial sprawl and aligns with Ch. 163, F.S.
7. **Compatibility:** The proposed residential zoning is compatible with surrounding single-family uses, promoting a cohesive neighborhood pattern.

Thus, the **proposed rezoning is consistent with *FLUE Policy 5.1.2*** and is recommended for approval.

7. **FLUE Policy 5.1.3 on Planning and Zoning Commission** provides, “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 advisory board’s purpose 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:** The proposed zoning change is scheduled for June 30, 2025, Planning and Zoning Commission and, therefore, the application is **consistent** with this *FLUE Policy 5.1.3*.

8. **FLUE Policy 5.1.4 on Notice of Hearing** provides, “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 the record of same is on file with Growth Services. Therefore, **the application is consistent** with *FLUE Policy 5.1.4*.

Based on the above findings, the proposed rezoning is **consistent** with the Comprehensive Plan.

## 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 **DENY** the rezoning 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 **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 Board 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 **APPROVE** the proposed rezoning because the application:

- A. **Will not adversely affect the public interest**, because the rezoning seeks to decrease the intensity of potential development.
- B. It is consistent with the Marion County Comprehensive Plan, specifically with:
  - 1. FLUE Policies (1.1.5, 2.1.18, 3.1.2, 4.1.1, 4.1.2, 5.1.2, 5.1.3 & 5.1.4)
- C. It is compatible with the surrounding uses because the proposed rezoning would downzone a parcel located in an area designated for **lower density** and intensity development close to similar rural residential uses within a subdivision of record which maintains long-term plans for rural residential use.

## VII. PLANNING & ZONING COMMISSION RECOMMENDATION

**APPROVAL on Consent**

## VIII. BOARD OF COUNTY COMMISSIONERS ACTION

**TBD**

## IX. LIST OF ATTACHMENTS

- A. Rezoning Application, received *March 26, 2025*
- B. DRC Comments
- C. Site and Area Photographs