



**Marion County
Board of County Commissioners**

Growth Services

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

Public Hearing Dates	P&Z: 12/29/2025	BCC: 01/6/2026
Case Number	26-S01	
CDP-AR	33485	
Type of Case: Small-Scale Comprehensive Plan Amendment	<i>Future Land Use Designation Change:</i> FROM: High Residential (HR) TO: Medium Residential (MR)	
Owner	Sheik Rahaman and Bibi Shimoon Rahaman	
Applicant	Sheik Rahaman and Bibi Shimoon Rahaman	
Street Addresses	122 Juniper Loop, Ocala, Florida 34480	
Parcel Numbers	9024-0000-02	
Property Size	±4.47 acres	
Subdivision	Silver Springs Shores Unit 24 (recorded 08/11/1970)	
Existing Future Land Use	High Residential (HR)	
Zoning Classification	Single-Family Dwelling (R-1)	
Overlay Zones / Special Areas	In Urban Growth Boundary (UGB); In Primary Springs Protection Overlay Zone (P-SPOZ)	
Staff Recommendation	APPROVAL	
P&ZC Recommendation	Approval (5-0)	
Related Cases	97-L05, Land Use Amendment from Pubic to Medium Residential. In the 2014 Evaluation and Appraisal Report (EAR) based Comprehensive Plan Amendments the land use was changed from Medium Residential to High Residential.	
Code Cases	N/A	
Project Planner	Sarah Wells	

I. ITEM SUMMARY

Sheik Rahaman and Bibi Shimoon Rahaman filed a small-scale land use amendment (Attachment A) with the intention to convert a ± 4.47 -acre parcel (see Figure 1) from the current High Residential (HR) future land use designation, which allows four-to-eight dwelling units per acre, to Medium Residential (MR) future land use designation which allows for one-to-four dwelling units per acre. The proposed land use amendment reduces the potential maximum number of residential units from 35 to 17 while changing the primary character, based on land use, from multifamily to single-family residential. Originally, the subject property's land use designation was Public. In 1997, there was a large-scale land use amendment to change the property from Public to Medium Residential. In the 2014 EAR based Comprehensive Plan Amendments, the land use change from Medium Residential to High Residential as part of an effort to convert the Silver Springs Shores Development of Regional Impact (DRI) to land use designations for consistency. The subject parcel is addressed at 122 Juniper Loop, Ocala Florida, 34480.

The parcel serves as the primary residence for the applicant, who intends to divide the land into four parcels. The applicant will retain a 1.47-acre parcel for their existing home and create three new one-acre parcels. The subject site is located within the Urban Growth Boundary and within the Primary Springs Protection Overlay Zone. On August 18, 2025, the Board of County Commissioners voted to approve a similar application within Silver Springs Shores Unit 24 subdivision. The request for a small-scale amendment, High Residential Land Use to Medium Residential Land Use, was found to not adversely affect the public interest, was compatible with land uses in the surrounding areas, and was consistent with the Marion County Comprehensive Plan and Chapter 163, Florida Statutes (see attachment D).

Figure 1
General Location Map



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, be compatible with the surrounding uses, and not adversely affect the public interest.

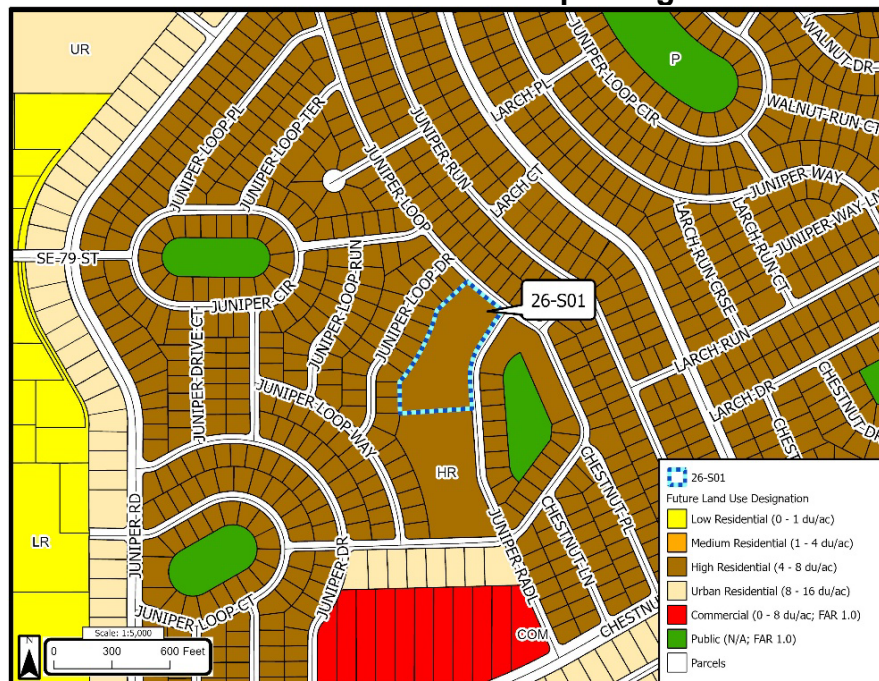
III. NOTICE OF PUBLIC HEARING

Notice of public hearing was mailed to forty-nine (49) property owners within 300 feet of the subject property on December 12, 2025, pursuant to LDC Section 3.5.3.B(2) (see Attachment B). A public hearing notice sign was posted on the property December 5, 2025, pursuant to LDC Section 3.5.3.B(1)(a). A public hearing notice for the Planning & Zoning Commission hearing was published in the Ocala Star-Banner on December 15, 2025, pursuant to LDC Section 3.5.3.A and 3.5.3.B(1)(b). Evidence of the public hearing notices are on file with the Growth Services Department and are incorporated herein by reference. As of the date of the initial distribution of this Staff Report, no written correspondence in support of or in opposition to the amendment has been received.

IV. BACKGROUND/PROPERTY HISTORY

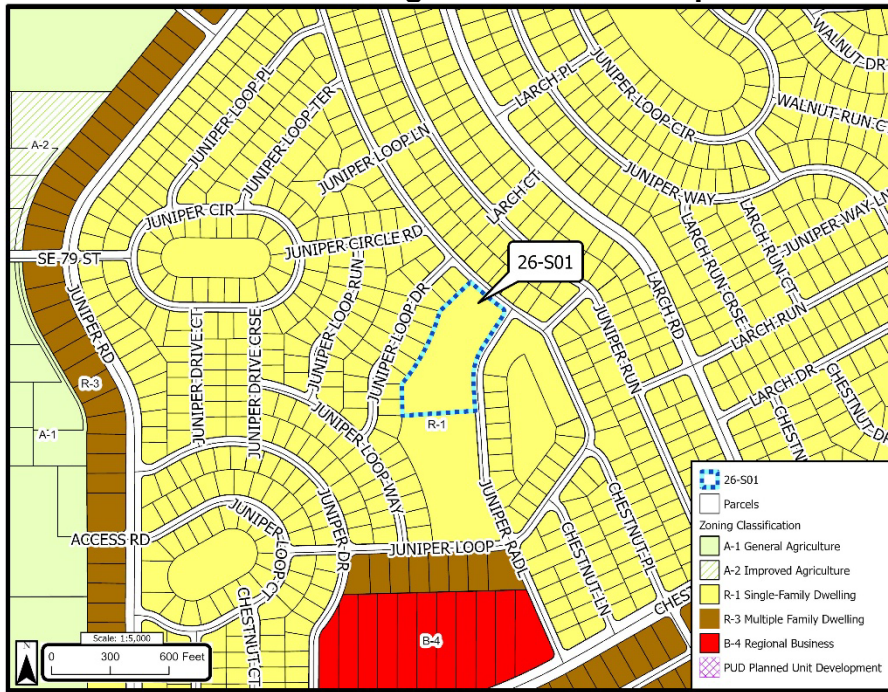
- A. *FLUMS history.* Figure 2 displays the current FLUMS designation of the subject property along with that of the surrounding properties. The subject property has a High Residential (HR) future land use designation which allows residential density between 4 to 8 dwelling units per acre. The property owner seeks to amend the property's future land use designation to Medium Density (MR) which would allow the owner to develop between 1 to 4 dwelling units per acre. There are no historical records for land use amendments associated with this property.

Figure 2
Current Future Land Use Map Designation



- B. *Zoning Classification history.* Figure 3 shows the subject property is currently zoned Single Family Residential (R-1). There are no historical records for zoning changes associated with this property.

Current Zoning Classification Map



V. CHARACTER OF THE AREA

A. *Existing site characteristics.*

Figure 4, following, is an aerial photograph showing the subject property and subdivisions in the surrounding area. The subject property is a single-family residential home on the corner of Juniper Loop and Juniper Radial. Both roads are county-maintained roadways and are currently designated as Subdivision Local roadways. The site does not include any identified flood plain per the Federal Emergency Management Agency's Flood Insurance Rate Maps Series (FEMA FIRM). Additionally, it does not include any flood prone area from the Marion County Stormwater Division's Watershed Management Program.

Figure 4
Aerial Photograph with Subdivisions



- B. *Adjacent and surrounding land use context.* Figure 5 is a map based on the Marion County Property Appraisers Property Use Code data showing the existing adjacent and surrounding land uses.

Vacant and occupied single family residential are the most common land uses in the area. The typical lot sizes for the surrounding single-family lots range between 0.25-acres to 0.50-acres. Although, the property to the south is designated as ag production. The parcel appears to be a tree farm.

Figure 5
Existing and Surrounding Land Uses

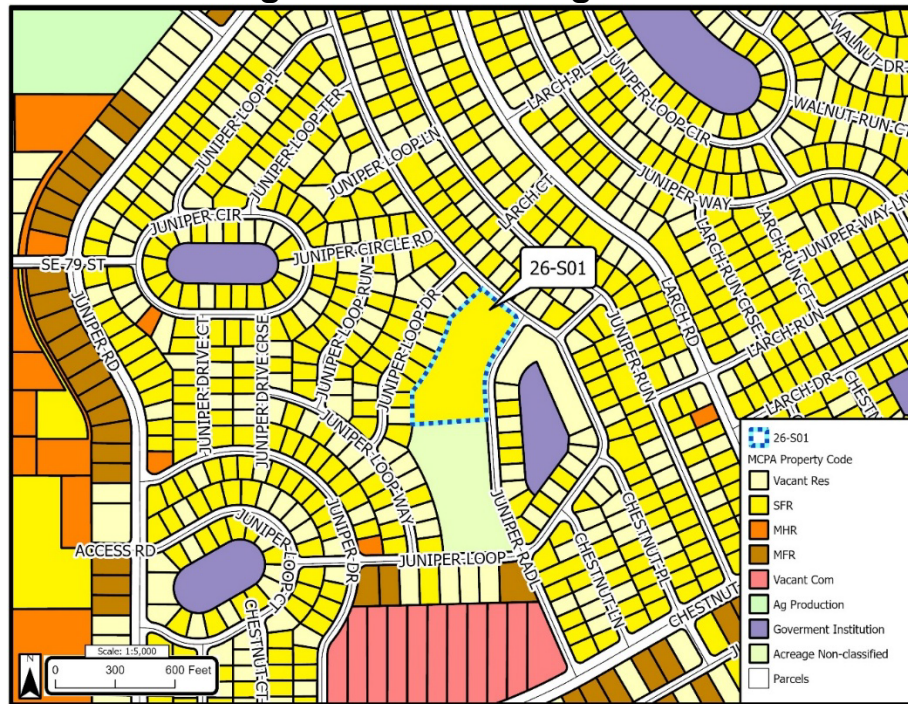
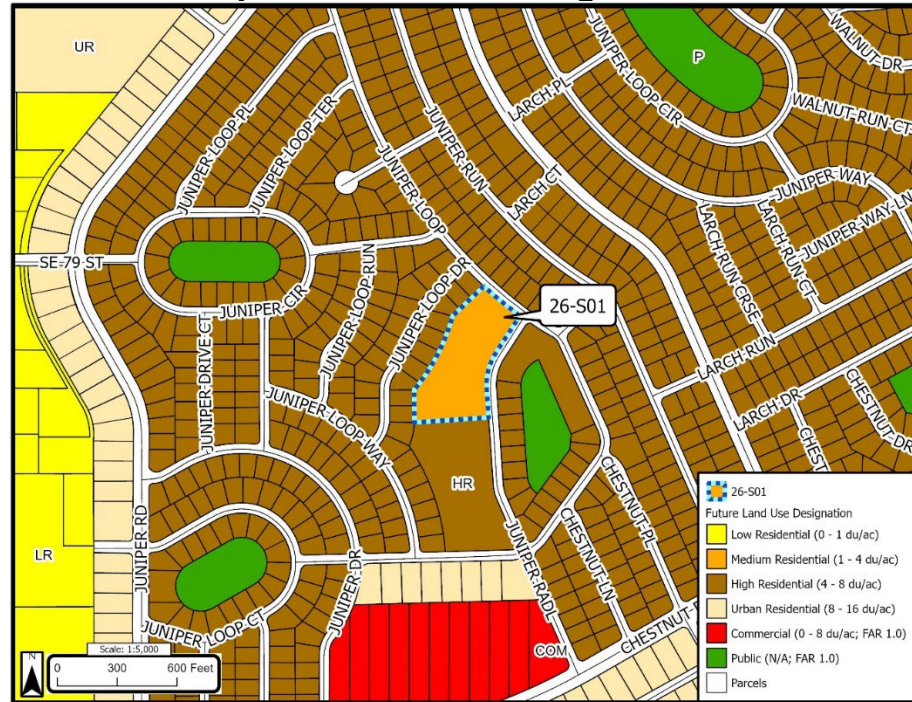


Table A, below, displays the FLUMS, Zoning Classification, and existing uses on the subject site and surrounding uses.

TABLE A. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	Existing Use Per MCPA Property Code
Subject Property	High Residential (HR)	Single Family Dwelling (R-1)	Single Family Residential
North	High Residential (HR)	Single Family Dwelling (R-1)	Single Family and Vacant Residential
South	High Residential (HR)	Single Family Dwelling (R-1)	Ag Production
East	High Residential (HR)	Single Family Dwelling (R-1)	Single Family and Vacant Residential
West	High Residential (HR)	Single Family Dwelling (R-1)	Single Family and Vacant Residential

- C. *Project request.* Following Figure 6 depicts the FLUMS amendment proposed by this application. The site is located in the Marion County's UGB. The application requests changing the site's future land use designation from High Residential (HR – 4 to 8 DU/AC) to Medium Residential (MR – 1 to 4 DU/AC). Table B below shows how (1) the request lowers the potential density on the site and (2) the applicant's intended density fits within the proposed MR density range.

Figure 6
Proposed FLUMS Designation



The site is a ±4.47-acre parcel, surrounded by Marion County maintained right-of-way. Nearby future land uses include HR within Silver Springs Shores Unit 24 and CD within Rolling Oak Acres. Beyond the immediate vicinity, the surrounding future land uses within Silver Springs Unit 24 mainly consist of HR with single family homes, Public (P) for drainage retention, Commercial (COM), and Urban Residential (UR).

The proposed MR designation would allow the owner to replat and create residential lots similar in size to the existing platted residential lots in Silver Springs Shores Unit 24 which are designated for HR land use. This replatting would support small-scale residential infill, using the existing roadway infrastructure to serve new homes.

TABLE B. Density Comparison			
Site FLUMS	Density Range	Minimum Density	Maximum Density
Existing HR on ±4.47 acres	(4 to 8 DU/AC)	17 homes	35 homes
Requested MR on ±4.47 acres	(1 to 4 DU/AC)	4 homes	17 homes
Applicant's Proposed Lots		Intended DU/AC	Intended Density
One 1.47-acre lot and three 1-acre lots		1 DU/AC	4 homes

In summary, staff finds that the proposed small scale land use amendment is **compatible** with the character of the surrounding area.

VI. 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

1. Future Land Use Element (FLUE).

- a. Goal 1: Purpose of the Future Land Use Element – To protect the unique assets, character, and quality of life in the County through the implementation and maintenance of land use policies and a Land Development Code (LDC) that accomplish the following:

1. Promote the conservation and preservation of natural and cultural resources;
2. Support and protect agricultural uses;
3. Protect and enhance residential neighborhoods while allowing for mixed use development within the county;
4. Strengthen and diversify the economic base of the County;
5. Promote development patterns that encourage an efficient mix and distribution of uses to meet the needs of the residents throughout the county;
6. Ensure adequate service and facilities to timely serve new and existing development;
7. Protect and enhance the public health, safety, and welfare; and
8. Protect private property rights.

Analysis: This land use amendment is consistent with item 1 and 6 of FLUE Goal 1. The requested land use change from HR to MR would promote the conservation of Silver Springs's integrity by lowering the density in the Primary Springs Protection Overlay Zone, particularly at a time when central utilities are not available.

While this change lowers the overall density of the site, it still permits infill development of urban residential uses within the Urban Growth Boundary. This new development can use existing roadway infrastructure and municipal services. Additionally, the lower density under MR future land use reduce the impact on Marion County's ability to provide adequate service and facilities to existing development within Silver Springs Shores Unit 24 and the surrounding area.

The application is **consistent** with FLUE Goal 1.

- b. FLUE Policy 1.1.1: Marion County Planning Principles - The County shall rely upon the following principles to guide the overall planning framework and vision for the County:
 - 1. Preserve, protect and manage the County's valuable natural resources.
 - 2. Recognize and protect the rural equestrian and agricultural character as an asset of the County's character and economy while providing clear, fair and consistent standards for the review and evaluation of any appropriate future development proposals.
 - 3. Support the livability of the existing cities and towns in the County by planning for the logical extension of development in a manner that enhances the scale, intensity and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.
 - 4. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities and that foster a local economic development environment that is conducive to the creation and growth of new businesses, the expansion of existing businesses, and is welcoming to private entrepreneur activities.

Analysis: Infill development involves developing vacant or underused parcels of land within existing urban areas that already have established infrastructure and development. The proposed land use change for this site would enable residential infill development on larger lots than the typical quarter-acre lots in the Silver Springs Shores Unit 24 subdivision. Infill development can enhance the livability of the local neighborhoods and overall Marion County community by increasing the customer base for local businesses, optimizing the use of public and Municipal Service Taxing Unit dollars for infrastructure improvements, and helping to reduce outward urban sprawl into rural areas and environmentally sensitive areas. The application is **consistent** with FLUE Policy 1.1.1.

- c. FLUE 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 Urban Growth Boundary, Planned Service Areas, and Urban Area. However, the designation allows for multi-family residential units in certain existing developments along the outer edges of the Urban Growth Boundary or Urban Area. The

density range shall be from one (1) dwelling unit per one (1) gross acres 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 proposed land use change seeks to establish a Medium Residential designation in an area primarily characterized by a High Residential designation. Silver Springs Shores Unit 24 is within the UGB and the surrounding future land use designations include Urban Area uses such as, High Residential, Urban Residential, and Commercial (see Figure 6). Medium Residential is intended for areas suited primarily for single-family residential units. Most of the surrounding developed properties are currently used for single family residential according to the Marion County Property Appraiser (see Figure 5). The application is **consistent** with FLUE Policy 2.1.19.

- d. FLUE Policy 5.1.2 on Review Criteria – Changes to the Comprehensive Plan and Zoning Provides, "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 decide 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: A market demand and necessity for change analysis was not provided for the request; however, the requested MR designation would allow the Applicant to provide the intended 4 (4) homes at a density below what is currently allowed in HR. The requested MR designation would decrease the traffic demands on the surrounding

transportation system. The residential uses allowed under MR are compatible with the residential character of the surrounding area. Additionally, since there are no existing central water or sewer connections nearby, the lower density would reduce the number of individual on-site wells and septic systems within the Primary Springs Protection Overlay Zone. The application is **consistent** with FLUE Policy 5.1.2.

- e. FLUE Policy 5.1.3: 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 December 29, 2026. This application is **consistent** with FLUE Policy 5.1.3.

- f. FLUE Policy 5.1.4: 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.

- g. FLUE Policy 7.4.7: Central Water and Wastewater Service – Central wastewater facilities shall be the preferred method of wastewater treatment for all development in an SPOZ in accordance to Policy 7.2.8 of this element and central water facilities shall be the preferred method of providing water supply.

Where regional and sub-regional centralized wastewater facilities are not available, alternative wastewater facilities, including package plants and community cluster systems, may be used. The County shall establish criteria in its LDC for determining when connection to an existing centralized facility is required, and when

construction of an alternative wastewater facility may be permitted. Consideration shall be given to such factors as project type, size, density, location and other relevant factors. All new and expanded facilities shall comply with the treatment and disposal standard established pursuant to Policy 1.6.1 of the Wastewater Element.

Analysis: The property lies within the City of Belleview's utility service area and the Primary Springs Protection Overlay Zone. The applicant has not stated whether they intend to provide on-site septic systems, which, due to the property's location within Primary Springs Protection Overlay Zone, are expected to provide enhanced nitrogen filtration. The homes may be expected to connect to the City of Belleview's central utility system at the time of development, subject to Belleview's connection requirements, or when utilities become available in the area.

The application is **consistent** with FLUE Policy 6.1.3.

2. Transportation Element (TE)
 - a. TE Policy 2.1.4: Determination of Impact - All proposed development shall be evaluated to determine impacts to adopted LOS standards.

Analysis: The applicant did not provide a traffic methodology or traffic study for the potential maximum buildout of the amendment's proposed Medium Residential land use designation. However, the County's traffic engineer staff recommended approval because the proposed land use "will result in fewer trips than the current High Residential land use" (see attachment C).

Based on the existing R-1 zoning, only detached single-family homes are permitted. The peak hour trip generation per single-family detached unit is 0.94 trips, according to the Institute of Transportation Engineers (version 11).

Single family attached and multi-family housing are not permitted; therefore, are excluded from the trip generation analysis in Table C below. The proposed land use amendment from HR to MR reduces the maximum trip potential by 16 trips.

TABLE C. Peak Hour Trip Generation.		
Land Use & Density Range	Minimum Density & Expected Peak Hour Trips	Maximum Density & Expected Peak Hour Trips
Existing: HR (4 to 8 DU/AC)	16 homes 15 trips	35 homes 33 trips
Proposed: MR (1 to 4 DU/AC)	4 homes 4 trips	18 homes 17 trips
Intended DU/AC	Intended Density & Expected Peak Hour Trips	
1 DU/AC	4 homes 4 trips	

Based on Based on the above findings, the application is **consistent** with TE Policy 2.1.4.

3. Sanitary Sewer Element (SSE)
 - a. SSE Policy 1.1.1: "The 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 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: The level of service standard for residential is 110 gallons per person per day. 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. The site is within the City of Belleview Service Area and connection requirements the City of Belleview will determine connection requirements at the time of permitting. Table D calculates the expected level of service impact on sewage needs.

TABLE D. Sanitary Sewer Generation.		
Land Use & Density Range	Minimum Density & Expected Gallons of Sewage	Maximum Density & Expected Gallons of Sewage
Existing: HR (4 to 8 DU/AC)	16 homes 4,101 gallons	35 homes 8,970 gallons
Proposed: MR (1 to 4 DU/AC)	4 homes 1,025 gallons	18 homes 4,613 gallons
Intended DU/AC	Intended Density & Expected Gallons	
1 DU/AC	4 homes 1,025 gallons	

The application is **consistent** with SSE Policy 1.1.1.

4. Potable Water Element (PWE)
 - a. PWE Policy 1.1.1 provides in part, "[t]he LOS standard of 150 gallons 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, and the non-residential LOS standard shall be 2,750 gallons per acre per day."

Analysis: The level of service standard for residential is 150 gallons per person per day. 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. The site is within the City of Belleview Service Area and the City of Belleview will determine connection requirements at the time of permitting.

Table E calculates the expected level of service impact for potable drinking water needs.

TABLE E. Potable Water Generation.		
Land Use & Density Range	Minimum Density & Expected Gallons of Water	Maximum Density & Expected Gallons of Water
Existing: HR (4 to 8 DU/AC)	16 homes 5,592 gallons	35 homes 12,233 gallons
Proposed: MR (1 to 4 DU/AC)	4 homes 1,398 gallons	18 homes 6,291 gallons
Intended DU/AC	Intended Density & Expected Gallons	
1 DU/AC	4 homes 1,398 gallons	

5. Solid Waste Element (SWE)
 - a. SWE Policy 1.1.1 provides, "[t]he 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: SWE Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day for residential demand. 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 people. 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. Additionally, the County is looking into a new landfill site within Marion County to satisfy future solid waste demands. Based on the calculations in Table F, Marion County has the capacity to serve the potential new solid waste needs generated from the proposed. Based on these findings, the application is **consistent** with SWE Policy 1.1.1.

TABLE F. Solid Waste Generation.		
Land Use & Density Range	Minimum Density & Expected Pounds of Waste	Maximum Density & Expected Pounds of Waste
Existing: HR (4 to 8 DU/AC)	16 homes 231 pounds	35 homes 506 pounds
Proposed: MR (1 to 4 DU/AC)	4 homes 58 pounds	18 homes 260 pounds
Intended DU/AC	Intended Density & Expected Pounds of Waste	
1 DU/AC	4 homes 58 pounds	

6. Stormwater Element (SE).

- a. SE Policy 1.1.4 provides, "[t]he 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 order approval, the owner will need to demonstrate that post-development stormwater runoff can be accommodated by the stormwater facilities proposed during development review. Based on the above, the application is **consistent** with SE Policy 1.1.4.

- b. SE Policy 1.1.5 provides, "Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development."

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

7. Public School.

- a. The county establishes a level of service standard of 105% for elementary and middle schools' design capacity and 100% for high schools' design capacity (LDC Section 1.8.3.E). Marion County Public Schools provides enrollment figures of enrollment for the 2025-2026 school year: Legacy Elementary (82%), Belleview Middle School (103%), and Belleview High School (117%).

Table F below provides student generation estimates for single-family residential development for the minimum and maximum densities allowed by High Residential and Medium Residential, as well as the intended density provided on Attachment A. The proposed land use amendment decreases the maximum student generation potential for all school types and reduces the demand on Belleview Middle School and Belleview Highschool. 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.

TABLE G. Student Generation for Single-Family Residential						
Density Range	Min – Max Generation Range					
	Elementary Students		Middle Students		High Students	
(4 to 8 DU/AC) 15 to 30 homes	Min 1	Max 3	Min 0	Max 1	Min 1	Max 2
(1 to 4 DU/AC) 3 to 15 homes	Min 0	Max 1	Min 0	Max 0	Min 0	Max 1
Net Change	-1	-2	0	-1	-1	-1
Intended DU/AC 1 DU/AC 4 Homes	0		0		0	

8. Fire Rescue/Emergency

- a. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Still, staff evaluate a 5-mile radius around the subject property as evidence of the availability of such services.

Analysis:

Fire Station #17, located at 2122 Pine Road, Ocala, FL 34472 is roughly 5 miles from the subject property.

The expected, unimpeded travel time from Fire Station #17 to the subject property is 12 minutes, depending on time of day and travel path, according to Google Maps. As a formal level of service is not established by the Comprehensive Plan, staff finds the application is **consistent** with this section.

9. Law Enforcement/Sheriff.
 - a. The Comprehensive Plan does not establish a level of service standard for law enforcement services. Still, staff evaluate a 5-mile radius around the subject property as evidence of the availability of such services.

Analysis: The Sheriff's Silver Springs Shores District Office, located at 501 Water Road, Ocala, FL, 34472, is roughly 6 from the subject property. The expected unimpeded travel time from the sheriff substation to the subject property is 12 minutes, depending on time of day and travel path, according to Google Maps. As a formal level of service is not established by the Comprehensive Plan, staff finds the application is **consistent** with this section.

In summary, staff concludes that the application is **consistent** with the Comprehensive Plan. Further, adequate public facilities are in place, or are currently under way to provide urban level services to the site while supporting county efforts related to the Primary Springs Protection Overlay Zone (P-SPOZ).

B. *Consistency with Chapter 163, Florida Statutes (F.S.).*

1. Section 163.3177(6)(a)8, F.S. "Future 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: Section A of this staff report included a detailed analysis of the availability of facilities and services. Services are present in the area, and determinations for providing sanitary sewer and potable water will be made at the time of development review. The site provide infill housing in an area with existing urban infrastructure and services. Based on this information, the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8a.

The analysis of the suitability of the plan amendment for its proposed use was addressed in the "Character of the area" section of this staff reports and it was found that the application **does comply with and conform to** F.S. Section 163.3177(6)(a)8b.

The analysis of the minimum amount of land needed to achieve the goals and requirements of this section was functionally addressed in the analysis of FLUE Policies. Therefore, the application **does comply with and conform to** 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 notes the site is within an Urban Area and residential development on this site would provide infill housing that does not encroach on rural land, while making use of existing infrastructure and County services. Staff finds the application 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 notes the site is within the Urban Area. Residential infill on this tract would direct development to the Urban Area and away from rural and agricultural areas. This land use amendment would provide a mix of residential lot sizes in an area generally designated for High Residential density. Consequently, the proposed land use amendment would provide a range of housing choices in the Silver Springs Shores Unit 24 subdivision. New residents will have access to a multimodal transportation system along Juniper Road which accommodates automobile and pedestrian circulation. Residents would be able to use the existing transportation system to satisfy their shopping, employment, and other non-residential needs. Lastly, this subject property is located within the Belleview Service Area and will either connect to central utilities or provide on-site well and enhanced septic

consistent with the water quality preservation efforts of the Primary Springs Protection Overlay Zone. Based on this finding, the proposed amendment is **consistent** with F.S. Section 163.3.177(6)(a)9b.

In summary, staff concludes that the application is **consistent** with F.S. Section 163.3177(6)(a).

VII. 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 with findings to the Board of County Commissioners to **DENY** the proposed 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 act to **TABLE OR CONTINUE** 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.
- C. 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 with findings to the Board of County Commissioners to **APPROVE** the proposed small-scale FLUMS amendment.

VIII. 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 for **APPROVAL** of the proposed small-scale FLUMS amendment number 25-S11 based on the following:

- A. The application **is consistent** with the following Comprehensive Plan provisions:
 - 1. FLUE Goal 1, Policies 1.1.1, 2.1.18, 5.1.2, 5.1.3, 5.1.4, and 7.4.7;
 - 2. TE Policy 2.1.4;
 - 3. SSE Policy 1.1.1;
 - 4. PWE Policy 1.1.1;
 - 5. SW Policy 1.1.1; &
 - 6. SE Policies 1.1.4 and 1.1.5.
- B. The application **does comply with and conform** to Florida Statutes, Sections Section 163.3177(6)(a)8 and 163.3177(6)(a)9, subsections a and b, as provided in prior report sections VI.A and VI.B

IX. PLANNING & ZONING COMMISSION RECOMMENDATION

Approval (5-0).

X. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

XI. LIST OF ATTACHMENTS

- A. Application.
- B. Site Photos
- C. DRC Comments.
- D. Related Case 25-S11