



## Current & Proposed FLUM Development Eligibility\*

CATEGORY	MAXIMUM INTENSITY
<b>CURRENT*</b>	
Medium Residential ±19.64 AC @ 4 DU/AC	<b>78 DU*</b> (187 persons)
Commercial ±19.64 AC @ 1 FAR	<b>256,590 GSF*</b> 855,518 GSF
<b>PROPOSED</b>	
Employment Center	±39.28 AC
@ 16 DU/AC	628 DU (1,507 persons)
@ 2 FAR	3,422,073 GSF
<b>Change</b>	
DU & Population	+550 DU (+1,320 persons)
Com/Ind	+3,165,483 GSF
AC = Acres, DU = Dwelling Unit, FAR = Floor Area Ratio, GSF = Gross Square Foot	
*A Developer's Agreement limits the site's maximum residential and non-residential development to the amounts listed in <b>BOLD</b> type above. Any increase above those amounts will require modifying or terminating the current Developer's Agreement.	

**Site Historic Information:**  
**Plan Amendment:**  
2001-L04.  
**Zoning Case:**  
20160115Z (P-MH).

### Existing and Requested Land Use Designations:

**Policy 2.1.18: Medium Residential (MR):** Intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multi-family 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.

## CURRENT FUTURE LAND USE DESIGNATION



### LEGEND

RL - Rural Land (1 du/10 ac)	HR - High Residential (4-8 du/ac)	COM - Commercial (0-6 du/ac; FAR 1.0)	P - Public (N/A; FAR 1.0)
LR - Low Residential (0-1 du/ac)	UR - Urban Residential (8-16 du/ac)	EC - Employment Center (0-12 du/ac; FAR 2.0)	PR - Preservation (N/A; N/A)
MR - Medium Residential (1-4 du/ac)	RAC - Rural Activity Center 0-2 du/ac; FAR 0.35	CD - Commerce District (N/A; FAR 2.0)	M - Municipality

## PROPOSED FUTURE LAND USE DESIGNATION



**Policy 2.1.22: Commercial (COM):** Intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP). This land use designation is an Urban Area land use.

**Policy 2.1.23: Employment Center (EC):** Intended to provide a mix of business, enterprise, research and development, light to moderate intensity commercial, and light industrial, activities. This designation also allows residential uses, campgrounds and recreational vehicle parks (RVP). - This land use designation will allow for and encourage mixed use buildings. The density range for residential units shall be up to sixteen (16) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This land use designation is an Urban Area land use.

## REQUEST/BACKGROUND

The applicant is requesting to amend the site's future land use designation from a combination of Commercial and Medium Residential to Employment Center. A Comprehensive Plan Future Land Use Map (FLUM) Amendment (2001-L04) approved in 2001 designated the north ½ of the site Commercial and the south ½ Medium Residential. That approval was accompanied by a companion Developer's Agreement (Official Record Book 3450, Pages 484-487, copy attached) that established maximum development amounts for the resulting Commercial and Medium Residential portions of the site. Staff notes that at the time the Amendment was approved, the Villages of Marion project within Marion County was in its beginning stages, only having its primary Development Order approved in October 1999. The Hilltop Estates Subdivision (1985) to the east was being developed, and the majority of the Orange Blossom Hills Subdivision (1959) roadways on the north side of SE Hwy 42 were unpaved, with the exception the isolated area directly across SE Hwy 42 from the site that extends east to S. US Hwy 441, and that isolated area remains "disconnected" from the remainder of Orange Blossom Hills to the west and north at this time.

## EXISTING CONDITIONS

The ±39.28 acre site includes a mobile home (1972/576 SF) with a mix of former fields/pasture and trees. The site slopes generally southeast and is essentially a "sandy" habitat (Candler) that may make the site suitable habitat for some listed species, and no wetlands are located on-site. No formal flood zones are present, however the Marshall Swamp Watershed Basin Management Plan identifies a flood prone area in the southeast corner of the site that corresponds to the site's existing contours. The site is not in an Environmentally Sensitive Overlay Zone (ESOZ), but is in the general Countywide Secondary Springs Protection Zone.

The site is located outside the formal Urban Growth Boundary (UGB) but is considered to be part of the existing "Urban Area" as identified in Future Land Use Element Table 2-1 and Policy 3.1.6. This "Urban Area" is generally focused around the S. US Hwy 441 and SE Hwy 42 intersection. A variety of existing uses, "Urban Area" land use designations, and zoning districts surround the site. The site's existing surrounding future land use designations, zonings, and uses are further listed below:

Table 1 – Adjacent Property Characteristics			
Direction	FLUM Designation	Zoning	Existing Use per MCPA Property Code
N	Medium Residential	R-1 (Single-Family Dwelling)	Orange Blossom Hills Subdivision – SFR & Vacant lots
S-W	High Residential	PUD (Planned Unit Development)	VoM Unit 51
S-E	High Residential	PUD (Planned Unit Development)	VoM Villas of Sunnyside
E	Medium Residential	R-4 (Mixed Use Residential)	Hilltop Estates Subdivision
W-N	Commercial	PUD (Planned Unit Development)	VoM Mulberry Grove East Ph. 2
W-S	High Residential	PUD (Planned Unit Development)	VoM Phillips Villas
VoM = Villages of Marion			

## DEVELOPMENT CONTEXT

The requested future land use designation is intended to allow for higher density and intensity residential and commercial uses. The increased residential densities may accommodate a variety of housing types and increase opportunities for housing diversity. The increased commercial intensities may accommodate uses that provide diverse services and employment opportunities for surrounding areas and potential companion residential uses, particularly as

potential mixed use sites and mixed-use structures. The overall Villages project to the south along with historic and new projects in the area continue to develop as well; however many of those projects continue to focus on less dense single-family residential detached dwelling units. This uniform development pattern limits housing diversity as the area's population continues to grow and contributes to increasing urban sprawl concerns. The potential mix of increased residential and commercial use opportunities may compliment and support the existing commercial area of the Villages and the continuing increase in population in the Orange Blossom Hills Subdivision. Currently, approximately 1,830 single-family detached residential units are present in Orange Blossom Hills/Pinehurst; however, based on the subdivisions' current zoning and land use allowances, 2,800 to 3,500 dwelling units may be accommodated, all as single-family detached dwellings.

The site will access SE Hwy 42 that was 4-laned by the Villages of Marion developer under a Roadway Improvement Agreement with Marion County. The SE Hwy 42 location, adjoining commercial areas, and surrounding residential areas allow the site to function as an infill opportunity in this "Urban Area" to provide an opportunity to diversifying housing and support creating a central place for the surrounding communities that may ultimately be accessed in a variety of means.

Central water and central sewer services are available from Marion County Utilities. Site development will be the responsibility of the developer which may form partnerships with additional entities providing for infrastructure coordination consistent with the County's Land Development Code (LDC). An existing Marion County Fire/EMS Station and Sheriff Substation are a short distance to the west off SE Hwy 42.

The proposed Employment Center future land use designation does allow a variety of uses, although the final uses will be dependent on the ultimate uses chosen by the developer and enabled through the site's final zoning classification. Marion County's LDC addresses buffering between the adjoining properties and those ultimately established on the site. Further, other site development characteristics such as outdoor lighting are also addressed to ensure compatibility.

The requested Employment Center future land use designation will increase the potential development diversity of land in an existing "Urban Area" where existing central utilities, transportation routes, and emergency services are present.

## **PUBLIC FACILITIES AND SERVICES**

**Environmental:** The site has does not appear to have been actively managed for many years and has become somewhat overgrown. At the time of development, an Environmental Assessment for Listed Species will be required and its review will be conducted in conjunction with jurisdictional state and regional agencies (FDEP/USFWS). The site is essentially a sandhill habitat site without any 100-Year Flood Plain or wetland areas. According to the *Soil Survey of Marion County, Florida*, the site is Candler sandy soil that includes potential risk for sinkhole activity which is consistent with the surrounding lands and Marion County's karst terrain. Site development will also require a stormwater and karst analysis conducted in conformance with Marion County's Primary



Springs Protection Overlay Zone requirements in coordination with jurisdictional regional agencies (e.g., SJRWMD).

**School Facilities:** School facilities may be impacted by the proposed amendment due to the increase in potential residential units. Marion County Public Schools (MCPS) staff commented that adequate capacity exists at the District Wide Level; however localized overcrowding occurs in certain areas. Stanton Weirsdale Elementary, Lake Weir Middle, and Belleview High Schools serve the area. Stanton Weirsdale and Lake Weir Middle are currently below capacity, while Belleview High School is currently at 105% capacity; however, school demands fluctuate and MCPS does actively manage district and school capacities to address such fluctuations.

**Public Safety:** The County's Villages Fire Station #10 is located  $\pm 1$  mile west of the site at 8220 SE 165<sup>th</sup> Mulberry Lane, while the Sheriff's North Multi-District Office is located  $\pm 1$  mile to the west at 8230 SE 165<sup>th</sup> Mulberry Lane. Limited public system hydrants are currently located within the area; however site development will be required to address public safety requirements. Public safety service response times will vary based on whether the response units are at the stations or on the road, and service may also be provided by other surrounding facilities. Final conformance with all public safety needs will be coordinated with any site development proposals as part of the development review processes for the site, consistent with Marion County's Land Development Code (LDC).

**Potable Water & Sanitary Sewer:** The site is in Marion County's Stonecrest SE Regional Utility Service Area.

<b>TABLE 2. Water &amp; Sanitary Sewer Capacity - Maximum Demand in Gallons Per Day (GPD)</b>			
<b>Utility Service LOS Standard</b>	<b>Existing FLU</b>	<b>Proposed FLU</b>	<b>Net Change</b>
Residential (# of Units)	78 units	628 units	+550 units
Non-Residential (acres)	$\pm 19.64$ acres	$\pm 39.28$ acres	+19.64 acres
<i>Water (PWE Policy 1.1.1)</i>			
Residential (150 GPD/person/unit*)	28,080 GPD	226,080 GPD	+198,000 GPD
Non-Residential (2,750 GPD/acre)	54,010 GPD	108,020 GPD	+ 54,010 GPD
<i>Sewer (SSE Policy 1.1.1)</i>			
Residential (110 GPD/person/unit*)	20,592 GPD	165,792 GPD	+145,200 GPD
Non-Residential (2,000 GPD/acre)	39,280 GPD	78,560 GPD	+ 39,280 GPD
*2.4 persons/unit			
Sources: Marion County Growth Services & Florida Statistical Abstract 2006-13.			

<b>Table 3 – Potable Water and Wastewater System Capacities</b>		
<b>Marion County Stonecrest SE Regional Utilities</b>	<b>WATER (MGD)</b>	<b>WASTEWATER (MGD)</b>
DESIGNED/CONSTRUCTED CAPACITY	12.004	1.000
CURRENT CAPACITY/FLOW	3.369	
AND RESERVED CAPACITY		0.670
CURRENT AVAILABLE CAPACITY	8.635	0.335
AMENDMENT MAX CAPACITY DEMAND	0.226	0.166
<b>REMAINING AVAILABLE CAPACITY</b>		<b>0.160</b>

Development of the site will require centralized utility services, which are available from central water and central sewer service lines within SE Hwy 42. Finally, participation by the developer through development agreements and/or partnerships with the County may occur, particularly in relation to accessing the existing service lines.

**Stormwater/Drainage:** The site does not include 100-Year Flood Plain areas or wetlands, and its sandy habitat nature is well suited for stormwater drainage. A limited Flood Prone Area on-site has been identified by the Marshall Swamp Watershed Management Plan. All proposed development is required to hold stormwater on-site, up to and including a 100-year storm event, along with other specialized requirements to address and discourage on-site or off-site flooding concerns including compliance with Marion County's Springs Protection Overlay Zone requirements. If this amendment is granted, development of the site will be required to address potential flood impacts with the completion of the improvements, potentially including reducing the form, intensity, and/or density of development proposed (e.g., units, building SF, impervious SF).

**Recreation:** As with schools, the proposed land use change would increase potential residential use of the site. Recreation facilities would potentially be impacted by the potential development increase (628 DUs potentially 1,507 persons). However, it is not expected to adversely affect recreation facilities generally as Marion County has ample Federal, State, and County owned lands available for recreational activity and exceeds the currently established LOS standard. No common public community recreation facilities are available within the immediate area; however the County currently provides the Carney Island park to the east, along with other limited park sites, and the County currently holds a property in reserve for a potential public/park use within the Orange Blossom Hills Subdivision. [For reference, the companion PUD Rezoning Application to this request proposes providing some internal residential community amenities.]

**Solid Waste:** The LOS is 6.2 pounds per person per day (Solid Waste Element, Policy 1.1.2). The proposed land use change would increase potential residential and/or use of the site, but may not significantly affect the County's solid waste operations. 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 has recently expanded the Weirsdale Recycling Site located  $\pm 4.5$  miles east of the site. Further, the County continues to pursue recycling opportunities and other avenues to address solid waste needs based on existing and projected conditions.

**Transportation:** Amendment 21-L01 was analyzed using the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10<sup>th</sup> Edition and/or the Marion County 2015 Transportation Impact Fee Schedule as based on the ITE Trip Generation Handbook, 9th Edition. At maximum residential or maximum commercial development levels, significant impacts may result from the  $\pm 39.28$  acre site with a residential maximum of  $\pm 2,600$  daily trips and  $\pm 11$  PM peak hour trips and a commercial maximum of  $\pm 33,785$  daily trips and  $\pm 15,490$  PM peak hour trips. (See Amendment Trip Generation Table). However, the concurrent PUD Rezoning Application proposes a limited scope of development; further, Marion County has been experiencing significantly lower commercial build-out levels in the area more typically at a 0.30 floor area ratio (FAR) rather than a 2.0 FAR.

SE Hwy 42 is a limited and constrained right-of-way. The site is potentially constrained by limited cross access opportunities that may result in a “cul-de-sac” development effect for the site; however, additional alternative access may be arranged in coordination with formal development of the site. The coordination of vehicle and other multi-modal access forms in this area is a continuing concern for the area. Development proposals associated with this application will be subject to review and approval under the County’s LDC including concurrency and access review processes which may require additional specialized access improvements.

<b>Table 4 – Immediate Roadway Network Status</b>						
<b>Road</b>	<b>Class</b>	<b>Maint. Entity</b>	<b>Existing Conditions</b>			
			<b>Surface</b>	<b>No. Lanes</b>	<b>R/W Width</b>	<b>R/W Deficiency</b>
SE Hwy 42	Arterial	County	Paved	4	±85'	±35'
SE 89 <sup>th</sup> Terrace	Subdivision Local	County MSBU	Paved	2	±50	±0-10'
SE 164 <sup>th</sup> Place	Subdivision Local	County MSBU	Paved	2	±50	±0-10'

<b>Table 5 – Projected Amendment Trip Generation</b>					
<b>Scenario</b>	<b>Land Use</b>	<b>Acres (±)</b>	<b>Potential Max Development</b>	<b>Daily Trips</b>	<b>PM PK HR. Trips</b>
<b>Existing</b>	Medium Residential	220	78	514 DU	<b>52</b>
	Commercial		838 KSF	33,785	<b>15,940</b>
<b>Proposed</b>	High Residential	221	628	2,600 DU	<b>257</b>
	Commercial		3.4 MSF	23,852	<b>10,936</b>

Projections based on Marion County 2015 Transportation Impact Fee Study and/or ITE 10<sup>th</sup> Edition.  
ITE 210 = SFR; ITE 220 = Low Rise MF (1-2 stories); ITE 221 = Mid Rise MF (3-4 stories).  
KSF = Thousand Square Feet; MSF = Million Square Feet

## **RECOMMENDATIONS:**

### **STAFF RECOMMENDATION:**

Growth Services recommends **APPROVAL** of **CPA 21-L01** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan, subject to final traffic concurrency compliance at the time of development review.

### **PLANNING & ZONING COMMISSION RECOMMENDATION – April 26, 2021:**

The Planning & Zoning Commission recommends **APPROVAL** of **CPA 21-L01** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan, subject to final traffic concurrency compliance at the time of development review.

### **BOARD OF COUNTY COMMISSIONERS – TRANSMITTAL – May 18, 2021:**

The Board of County Commissioners acted to **APPROVE** transmitting **CPA 21-L01** for agency review under the *expedited state review* process.

### **REVIEW AGENCY COMMENTS – [Tentative – July, 2021]:**

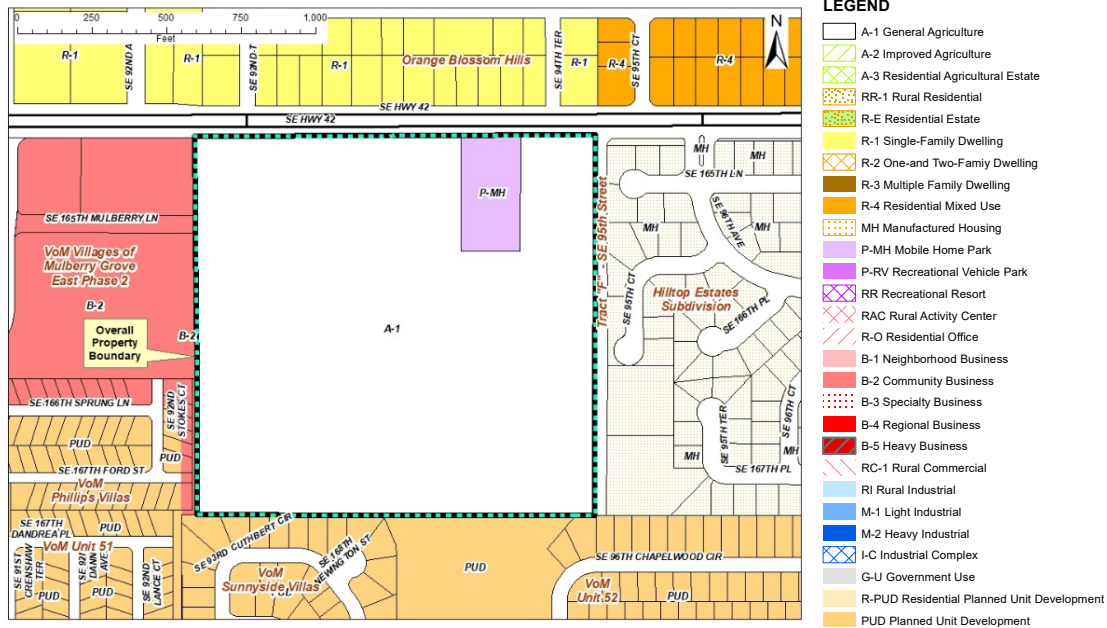
Amendment reviewed by state and regional agencies via Expedited State Review pending.

## BOARD OF COUNTY COMMISSIONERS – ADOPTION – [Tentative – July, 2021]:

The Board of County Commissioners [ ] CPA 21-L01 on the following basis:

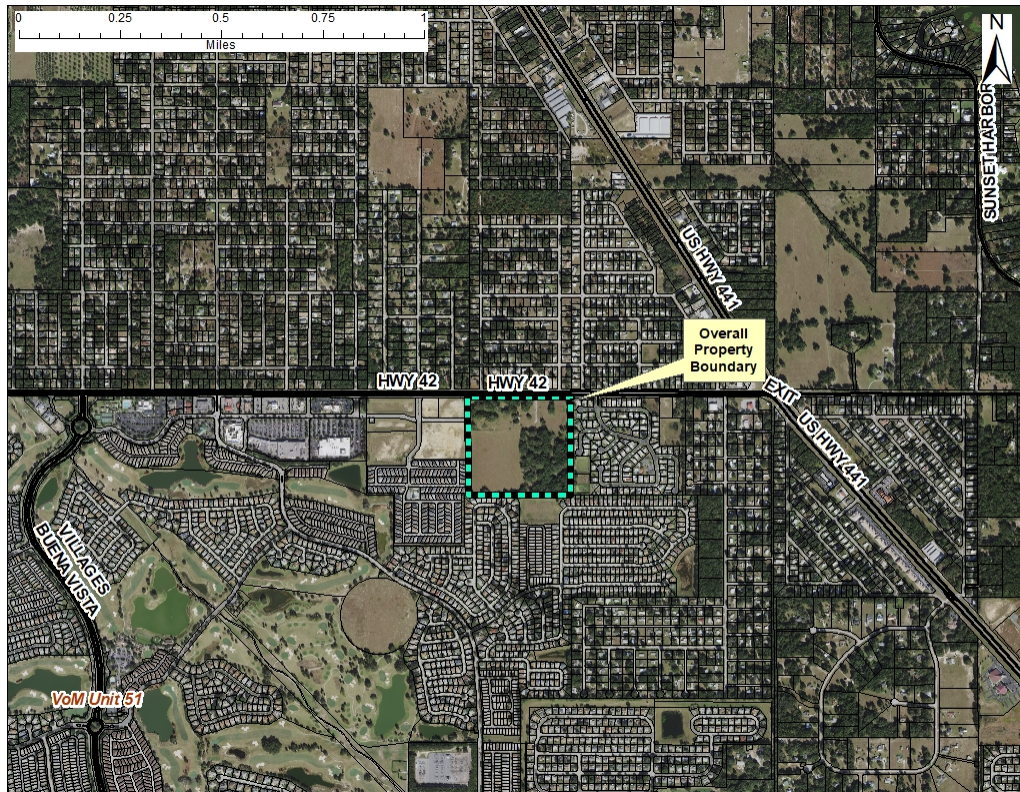
1. The granting of the amendment *will/will not* adversely affect the public interest.
2. The proposed amendment *is/is not* compatible with land uses in the surrounding area.
3. The proposed amendment *is/is not* consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

### CURRENT ZONING

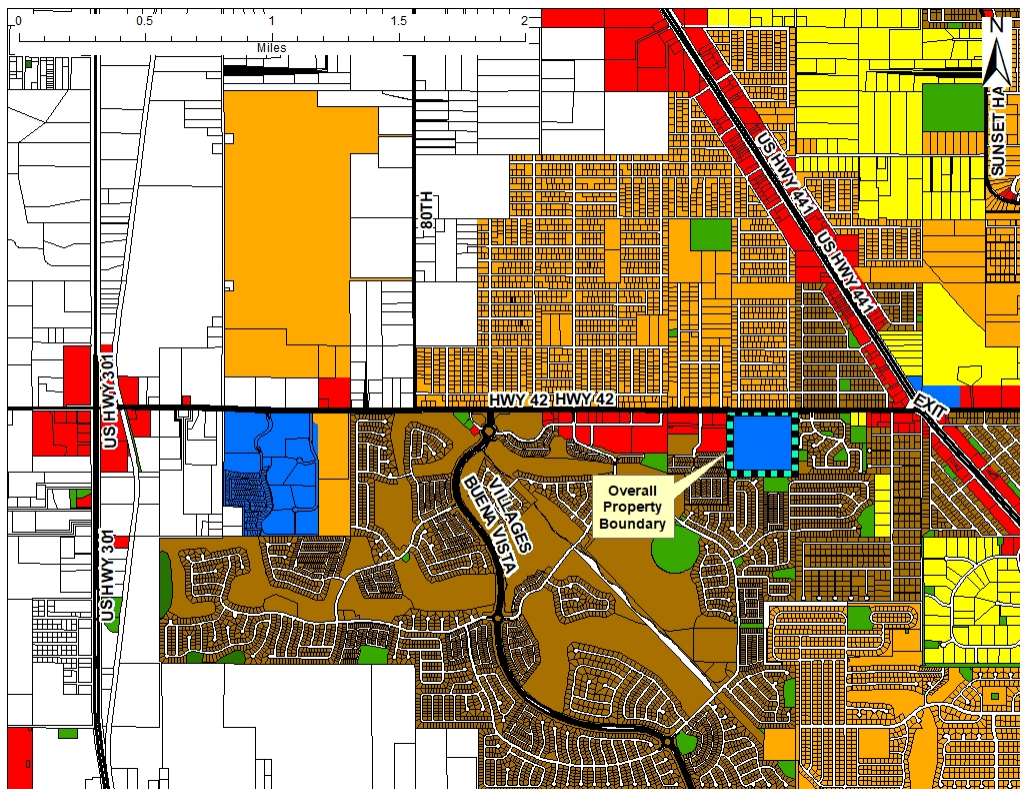




## EXPANDED AERIAL VIEW



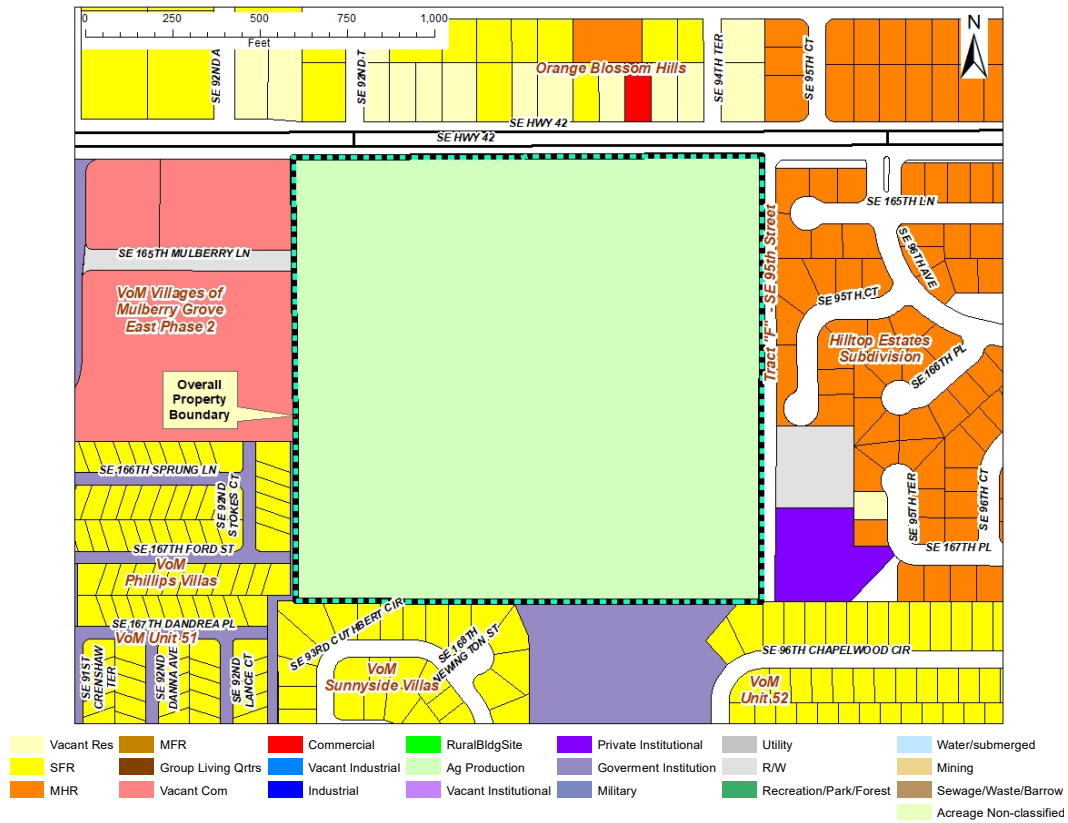
## EXPANDED FUTURE LAND USE MAP VIEW WITH PROPOSED FUTURE LAND USE



### LEGEND

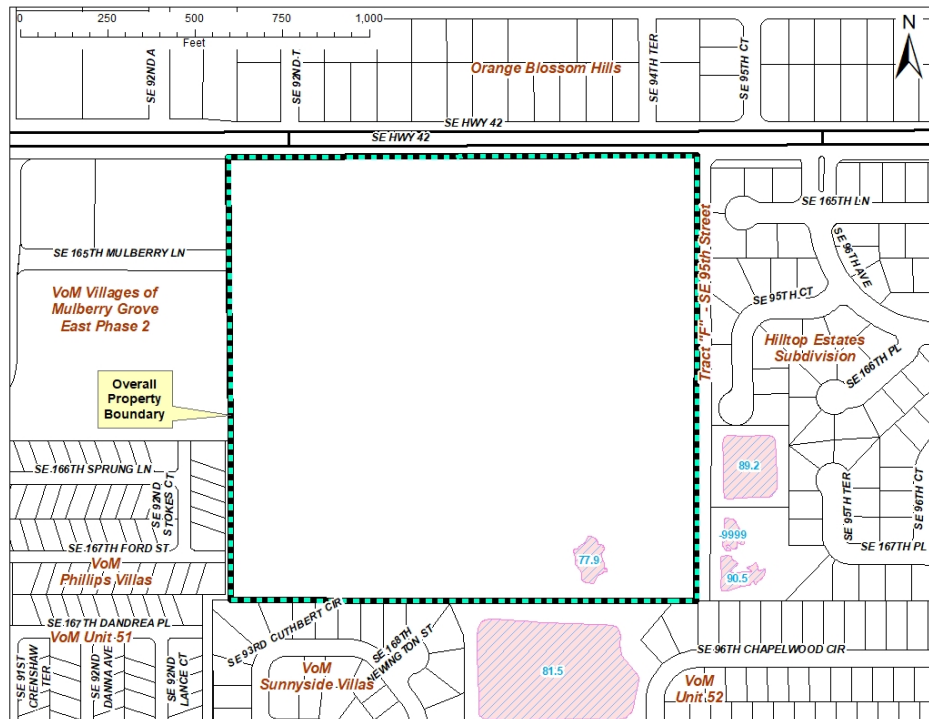
RL - Rural Land (1 du/10 ac)	HR - High Residential (4-8 du/ac)	COM - Commercial (0-6 du/ac; FAR 1.0)	P - Public (N/A; FAR 1.0)
LR - Low Residential (0-1 du/ac)	UR - Urban Residential (8-16 du/ac)	EC - Employment Center (0-12 du/ac; FAR 2.0)	PR - Preservation (N/A; N/A)
MR - Medium Residential (1-4 du/ac)	RAC - Rural Activity Center 0-2 du/ac; FAR 0.35	CD - Commerce District (N/A; FAR 2.0)	M - Municipality

# EXISTING USE PER MARION COUNTY PROPERTY APPRAISER LAND USE CODE



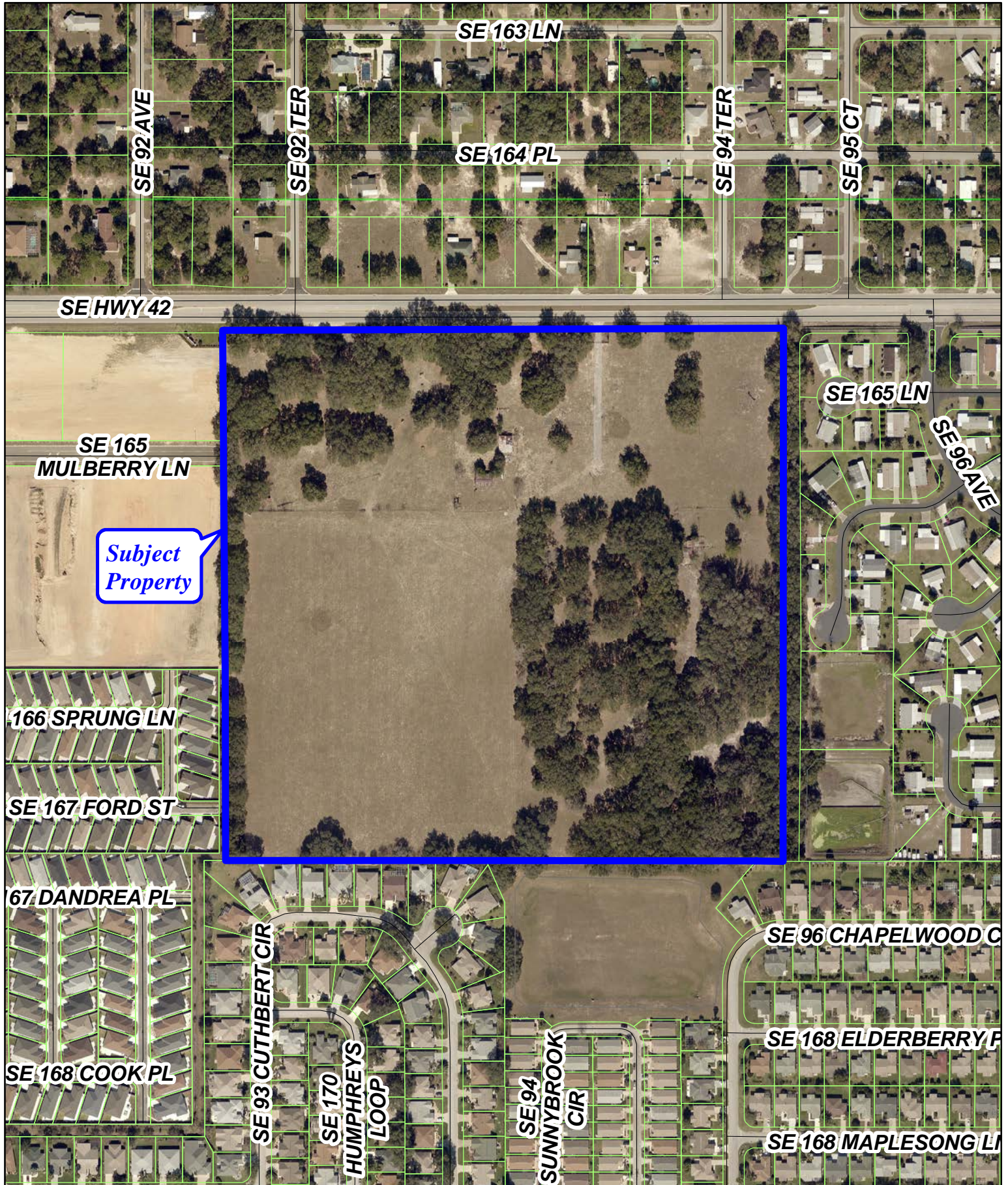
## FEMA FIRM Flood Zone and MC Flood Prone

A AE AH X Flood Prone Area





# Aerial: 21-L01, 210501Z

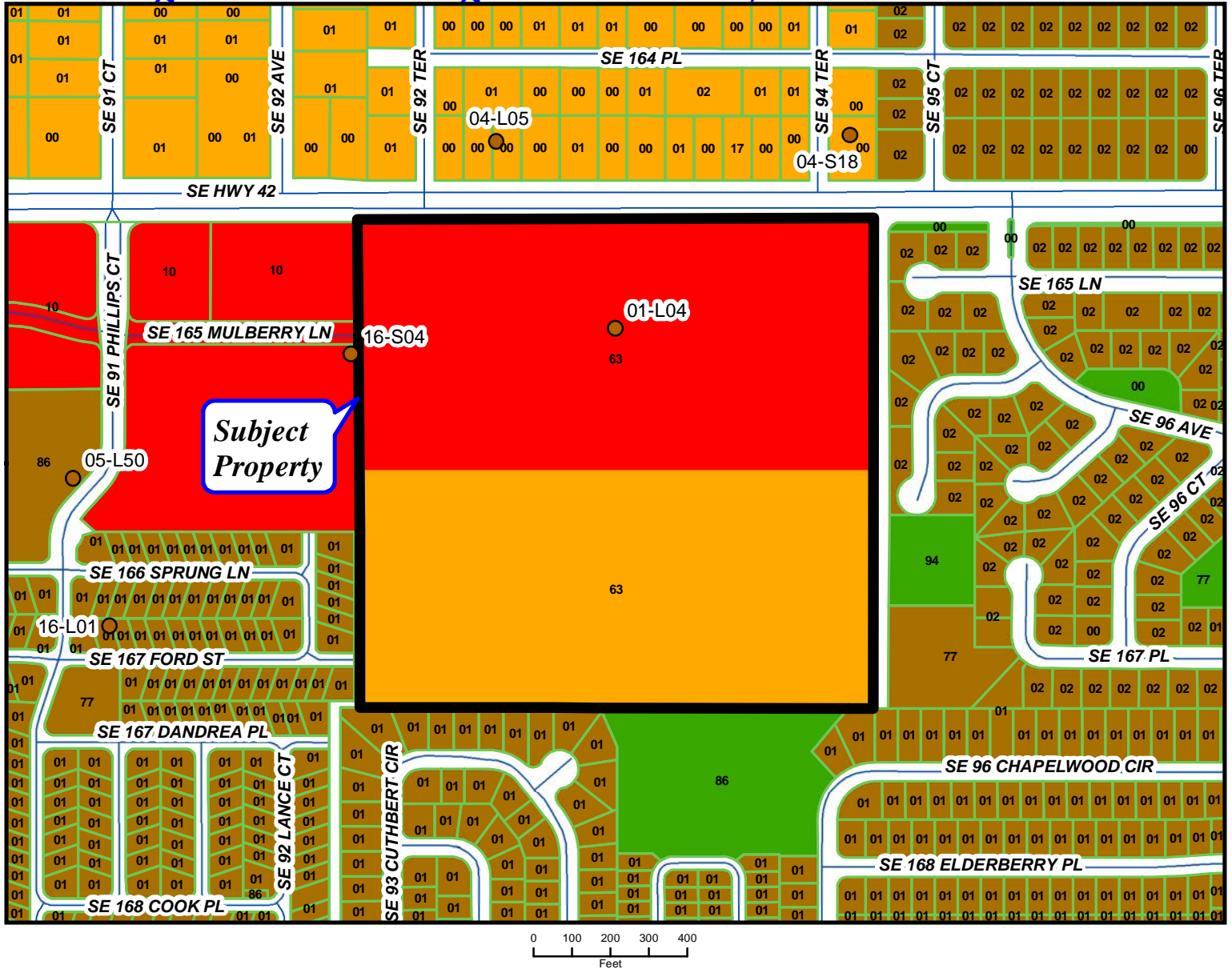




0 150 300 450 600  
Feet





**Existing Land Use Designation 21-L01, 210501Z**



Use per MC Property Appraiser		<div><div><p>Seal of Marion County, Florida IN GOD WE TRUST</p></div><div><p>All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.</p></div><div></div></div>
01	Single Family Res	
50-69/99	Agricultural	
00/10/40/70	Vacant	
71	Church	
02	Mobile Home	
06-07/11-39	Commercial	
41-49	Industrial	
83-98	Public	
82	Recreation	
03-05/08	Multi-Family	
77	Club/Lodge/Union Hall	

<b>OWNER(S): James R. and Diane T. Schilling, ET AL</b>
<b>AGENT: Tillman &amp; Associates Engineering – David Tillman</b>
<b>PARCEL(S): 48320-000-00</b>

### Legend

- |  |   |  |   |
|--|---|--|---|
| <ul style="list-style-type: none"> <li>All Amendments</li> </ul>                   | <ul style="list-style-type: none"> <li>Rural Land (1 du/10 ac)</li> </ul>                       | <ul style="list-style-type: none"> <li>Urban Residential (8 - 16 du/ac)</li> </ul> | <ul style="list-style-type: none"> <li>Employment Center (0 - 12 du/ac; FAR 2.0)</li> </ul> |
| <ul style="list-style-type: none"> <li>Low Residential (0 - 1 du/ac)</li> </ul>    | <ul style="list-style-type: none"> <li>Rural Activity Center (0 - 2 du/ac; FAR 0.35)</li> </ul> | <ul style="list-style-type: none"> <li>Commerce District (N/A; FAR 2.0)</li> </ul> |   |
| <ul style="list-style-type: none"> <li>Medium Residential (1 - 4 du/ac)</li> </ul> | <ul style="list-style-type: none"> <li>Rural Community (0 - 3 du/ac; FAR 0.70)</li> </ul>       | <ul style="list-style-type: none"> <li>Public (N/A; FAR 1.0)</li> </ul>            |   |
| <ul style="list-style-type: none"> <li>High Residential (4 - 8 du/ac)</li> </ul>   | <ul style="list-style-type: none"> <li>Commercial (0 - 6 du/ac; FAR 1.0)</li> </ul>             | <ul style="list-style-type: none"> <li>Preservation (N/A; N/A)</li> </ul>          |   |
| <ul style="list-style-type: none"> <li>Farmland Preservation Area</li> </ul>       | <ul style="list-style-type: none"> <li>Environmentally Sensitive Overlay Zone (ESOZ)</li> </ul> | <ul style="list-style-type: none"> <li>Municipality</li> </ul>                     |   |



Marion County  
Board of County Commissioners

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Phone: 352-438-2600

Fax: 352-438-2601

STAFF USE ONLY  
CASE NUMBER:

Date Received: 03/03/2021

Time Received: 3:39 am/pm

# 21-LO1

Concurrent Zoning Case (if any):

(w/ 2105013)

AR #: 26354

PA #: 48320-000-00

**LARGE- AND SMALL-SCALE  
COMPREHENSIVE PLAN AMENDMENT APPLICATION**

PLEASE CHECK THE APPLICABLE AMENDMENT APPLICATION TYPE BELOW:



**LARGE-SCALE MAP AMENDMENT**

☐ **SMALL-SCALE MAP AMENDMENT\***

☐ **LARGE-SCALE TEXT AMENDMENT**

☐ **SMALL-SCALE TEXT AMENDMENT\*\***

\*Map Amendment site must be 10 acres or less.

\*\*Text amendment must be directly associated with, and only be applicable to, an accompanying Small-Scale Map Amendment

APPLICATION FEE:

SMALL-SCALE AMENDMENT (Map or Map with Text) = \$3,000

LARGE-SCALE AMENDMENT (Map or Text) = \$5,000

**REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):**

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. *Certified legal description must include the acreage.*
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner/applicant affidavit(s) – see third page of this form.
- 4) Application fee; cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, the applicant and/or authorized agent contact information must be completed as requested on this page, then proceed to the bottom of Page 2.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Acreage	Future Land Use Designation per FLUMS	
		Current	Proposed/Requested
48320-000-00	39.28	commercial & med den	employment center

Please add an additional sheet(s) if more table entries are required.

**CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)**

Property owner/applicant	Authorized agent (if not the owner/applicant)
James R. Schilling, Diane T. Schilling & New Direction IRA FBO Richard J. Schilling IRA 7524 N Chief Lake Rd Hayward, WI 54843-4236	Tillman & Associates Engineering David Tillman 1720 SE 16th Ave, Bldg 100 Ocala, FL 34471

Project #: 199004402

October 1, 2015

S T R  
27-17-23

“Meeting Needs by Exceeding Expectations”

AR # 26354

Page 1 of 3



CONCEPTUAL PLAN FOR SITE AVAILABLE? YES ☒ NO ☐  
(IF YES, PLEASE ATTACH TO APPLICATION)

**EXISTING USE OF SITE:**

vacant

**PROPOSED USE OF SITE (IF KNOWN):**

Commercial and multi-family

**WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?**

Well \_\_\_\_\_ Centralized water ☒ Provider Marion Utility Department  
Septic \_\_\_\_\_ Centralized sewer ☒ Provider Marion Utility Department

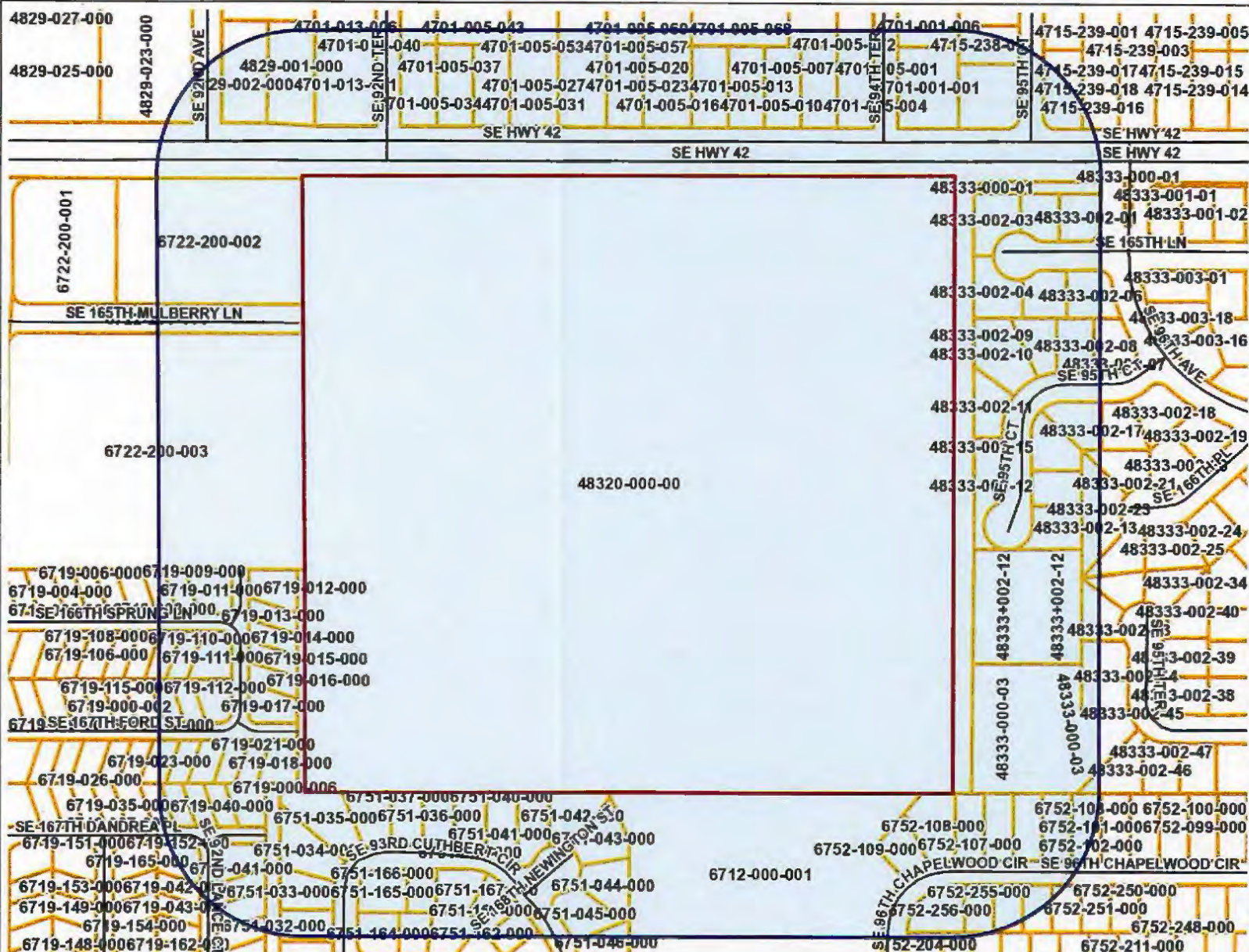
**PROVIDE DIRECTIONS TO THE SITE FROM THE GROWTH SERVICES BUILDING  
(2710 E. SILVER SPRINGS BLVD., OCALA):**

US 441 S to CR42 turn right to subject property on left

**TEXT AMENDMENTS:** If applying for a text amendment, provide the proposed text amendment in an underline (new text) and strike-out (~~deleted text~~) format. The text amendment must include the appropriate citation for the amendment's location within the Comprehensive Plan (e.g., goal, objective, policy, map series, etc.) if amending an existing Plan item, or proposing a new item's location within the Plan. The text amendment must also be accompanied by data and analysis describing the purpose, intent, effect, and impact of the proposed text amendment.



21-L01 and 210501Z - SCHILLING



### Legend



1: 3,709

1 in = 0.06 Miles



## Notes

AGENT: TILLMAN &amp; ASSOC. ENG, LLC

0.1	0	0.06	0.1 Miles
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Projected Coordinate System: NAD 1983 StatePlane Florida West FIPS 0902 Feet

Created By: dp

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

Creation Date: 3/15/2021