



# Marion County Planning & Zoning Commission

**Date: 4/5/2017**

**P&Z: 4/24/2017 BCC Transmittal: 5/16/2017  
(Anticipated BCC Adoption: 7/18/2017)**

## Amendment No: 2017-L04

**Type of Application**  
Large-Scale Comp Plan  
Amendment

### Request:

### 1) FLUMS Map 1 Future Land Use Designation Amendment:

**From:** High Residential  
and Employment Center

**To:** Commerce District

### 2) FLUE Element Text/Map (Marion Oaks/McGinley RGAC)

a) FLUE Policy 10.3.4.1

b) FLUMS Map 14.a.1

c) FLUMS Map 14.a.2

**Developer's /  
Proportionate Share  
Agreement:** N/A

**Concurrent Zoning  
Case:** N/A

**Parcel #/Acreage:**  
41205-000-00 & 41205-000-  
01/±576 of ±961.38 Total AC

**Owner:**  
McGinley Family Limited  
Partnership

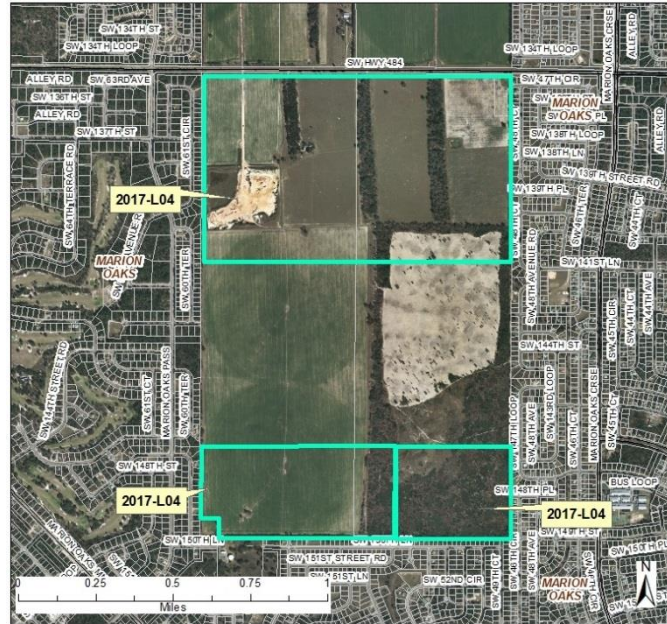
**Applicant(s):**  
Steven H. Gray, Esq.

**Location:** South side of  
SW Hwy 484, ±2.75 miles  
west of the I-75/Hwy 484  
Interchange.

**Staff Recommendation**  
Approval

**P&Z Recommendation**  
Pending

**Project Planner**  
Christopher D. Rison,  
AICP, Senior Planner



### RECOMMENDATIONS & HEARINGS HELD FOR THIS AMENDMENT

Action	Result
Staff Recommendation	APPROVAL
P&Z Recommendation	PENDING
BCC Transmittal	PENDING
BCC Adoption	PENDING

### Notice of Public Hearing

Property Owners within 300 feet of  
the subject property: 466.

*This Amendment consists of two  
parts: 1) Amend the Future Land Use  
Map, 2) Amend the Future Land Use  
Element Text for the Ocala Ranch  
DRI.*

### PROJECT INFORMATION

**Request – Part 1:** Amend FLUM to  
change Land Use Designations from High  
Residential and Employment Center to  
Commerce District ±576 AC.

**Request – Part 2:** Amend FLUE Policy  
10.3.4.1 and FLUMS 14a1 and 14a2

**Water/Sewer:** In the Marion County  
SW/Oak Run Regional Utility Service Area.

**Environmental:** No areas of 100-Year  
Flood Plain or wetlands; listed species are  
possible due to site's sandhill nature;  
Countywide Secondary Springs Protection  
Zone; not in an Environmentally Sensitive  
Overlay Zone.

**Transportation:** Limited capacity  
available; transportation improvements  
necessary to accommodate build-out.

### LOCATION

The site is a ±576 acres of a ±961 acre site, an historic “out-parcel” located entirely within the Marion Oaks Vested Development of Regional Impact (VDRI) development project that makes up the Marion Oaks/McGinley Regional Activity Center (RGAC). The overall site is located on the south side of SW Hwy 484 between Marion Oaks Course and Marion Oaks Manor, and ±2.75 miles west of the I-75/Hwy 484 Interchange.

**Existing Use:**  
Vacant w/ pasture,  
cropland, and sand mine

**Code Enforcement**  
**Actions On-site:** None.

**FLUE Policy 2.1.22 -**  
**Commerce District (CD)**  
This land use is intended to provide for an area where more intense commercial and industrial uses than may be suitable in the Employment Center (EC) designation due to noise, odor, pollution, and other nuisance issues that may be more suited away from residential and other mixed use land use designations with a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This land use designation is allowed in the Urban Area and Rural Area.

## Development Eligibility:

### CURRENT-Residential (DUs)

High Residential 71 acres @ up to 8 du/ac	572
Employment Center 505 acres @ up to 12 du/ac	6,055
Potential Total	6,627

### Non-Residential (SF)

Employment Center 505 acres @ 2.0 Floor Area Ratio	
43,959,654 SF	

### REQUESTED-Residential (DUs)

N/A	
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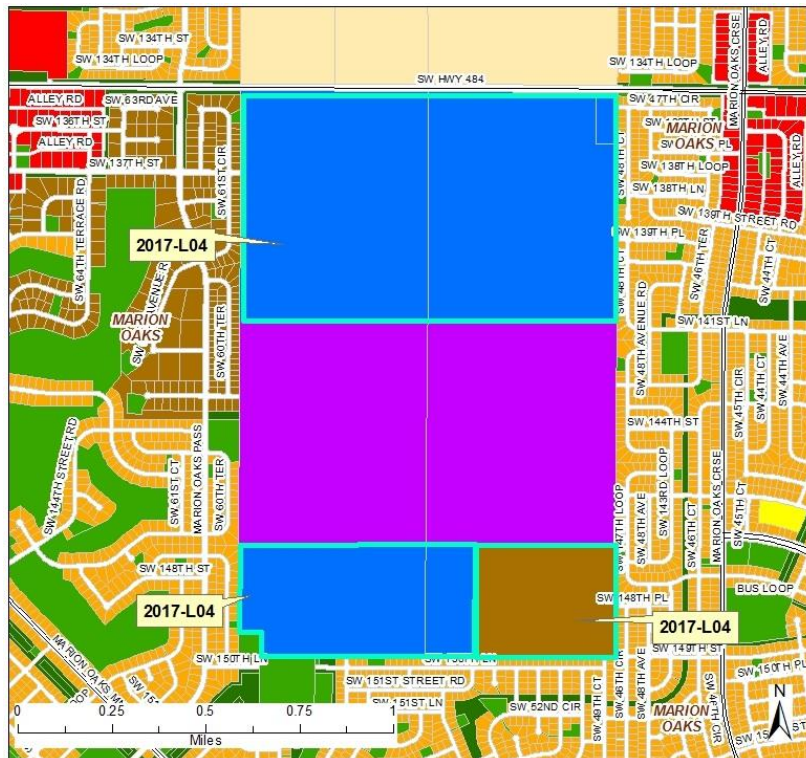
**NET CHANGE:**  
-6,627 dwelling units

### Non-Residential (SF)

Commerce District 576 acres @ 2.0 Floor Area Ratio	
43,959,654 SF	

**NET CHANGE:**

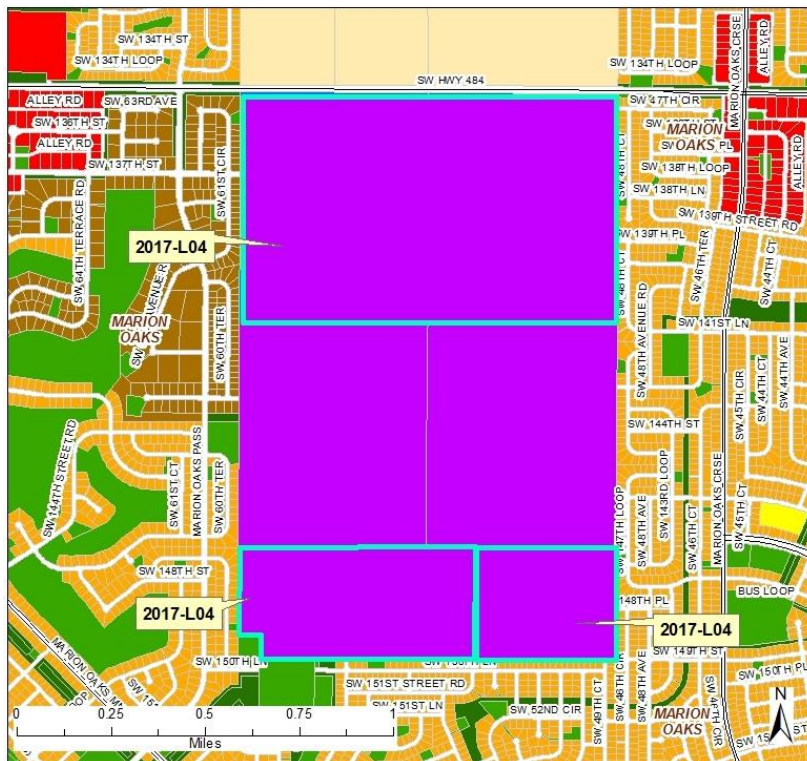
## CURRENT FUTURE LAND USE DESIGNATION



## FUTURE LAND USE DESIGNATION

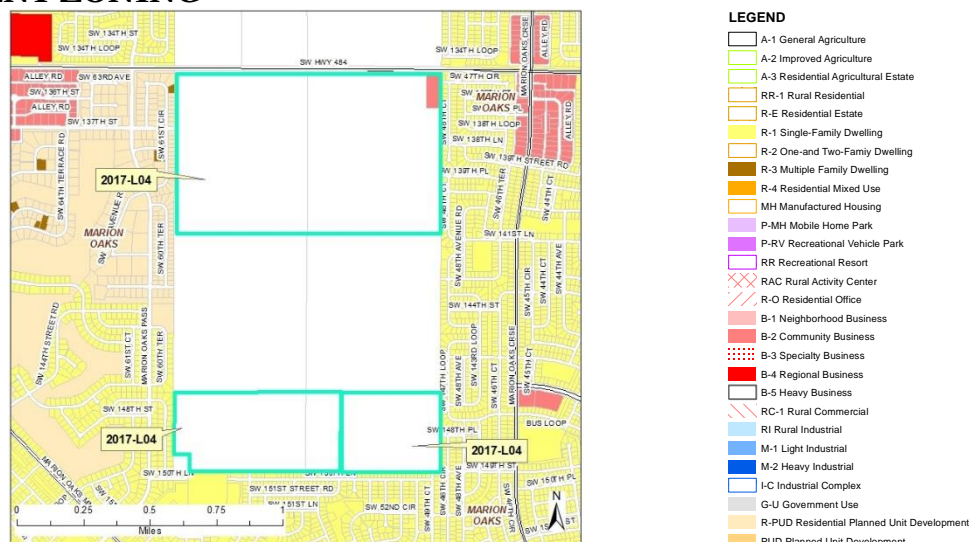
RL - Rural Land (1 du/10 ac)	HR - High Residential (4-8 du/ac)	EC - Employment Center (0-12 du/ac; FAR 2.0)
RC - Rural Community (2-3 du/ac; 0.75 FAR)	UR - Urban Residential (8-16 du/ac)	CD - Commerce District (N/A; FAR 2.0)
LR - Low Residential (0-1 du/ac)	RAC - Rural Activity Center 0-2 du/ac; FAR 0.35)	P - Public (N/A; FAR 1.0)
MR - Medium Residential (1-4 du/ac)	COM - Commercial (0-6 du/ac; FAR 1.0)	PR - Preservation (N/A; N/A)
		M - Municipality

## PROPOSED FUTURE LAND USE DESIGNATION





## CURRENT ZONING



## **PART 1 - FLUM AMENDMENT ANALYSIS**

### **BACKGROUND/EXISTING CONDITIONS**

The site is part of a larger overall out-parcel area ( $\pm 1,286$  acres) held in common ownership by the property owner that is surrounded by the Marion Oaks VDRI. The out-parcel area consists of two parts - one north ( $\pm 320$  acres) and one south ( $\pm 966$  acres) of Hwy 484.

The site is  $\pm 576$  acres of the southern out-parcel and is currently in use for agriculture production (hay, cattle, peanuts, etc.) and “sand mining” resulting from the property owner’s efforts to level and prepare the site for possible long term development. The site is essentially a “sandy” habitat, which serves the “sand mining” activity, and may make the site suitable habitat for some listed species. No flood zones or wetlands are located on the site, nor is the site within an Environmentally Sensitive Overlay Zone (ESOZ). The site is within the general Countywide Secondary Springs Protection Zone.

The south out-parcel’s future land designations include a mix of Commerce District ( $\pm 390$  acres), Employment Center ( $\pm 505$  acres), and High Residential ( $\pm 71$  acres) intended to accommodate potential mixed use development of the overall site. The applicant is requesting to consolidate all of the south out-parcel into a single land use designation of Commerce District, eliminating the Employment Center and High Residential designations.

Portions of the site abut parts of the Marion Oaks VDRI to the east, west, and south. The majority of the abutting Marion Oaks VDRI lands are single-family residential lots (east, south, and southwest) with multiple-family lots to the west; however some uses include designated stormwater tracts and greenbelt (recreation/conservation) tracts, along with a Marion County Water Treatment Plant Facility adjoining the southwest corner of the site. North across Hwy 484 is the remaining out-parcel area that is also in agricultural production along with including the owner’s continuing residence.

The site's primary access is Hwy 484 which is the County's southern-most roadway that extends east-to-west across southern Marion County, extending east from US Hwy 41 in Dunnellon to S. US Hwy 27/441 below Belleview. The majority of Hwy 484 is operated & maintained by Marion County, with the site's adjoining segment of SW Hwy 484 designated an Urban Minor Arterial roadway. The segment of Hwy 484 forming the Interstate 75 Interchange east of the site is the one roadway segment under the Florida Department of Transportation's (FDOT) jurisdiction.

Recent economic development trends and efforts within Marion County have increased focus on distribution and/or manufacturing opportunities, which desire large areas of undeveloped acreage, readily accessible with un-obstructed inter- and intra-state roadway access, along with readily surrounding housing opportunities. The isolated area formed by the site and the remaining southern out-parcel area is uniquely situated and has been identified as a suitable location for such development given its unique location along W. Hwy 484 while being surrounded by the Marion Oaks VDRI.

The applicant has not submitted a concurrent Rezoning Application for the site, electing to retain the site's A-1 (General Agriculture) zoning as a transitional use of the site, and allow for a coordinated formal development application at the time an actual development plan is brought forward for all, or a portion of, the site, and thereby establish the site's final development standards at that time.

<b>Table 1 – Adjacent Property Characteristics (Full 3,470.5 acre property)</b>			
<b>Direction</b>	<b>FLUM Designation</b>	<b>Zoning</b>	<b>Existing Use per MCPA Property Code</b>
<b>N</b>	Urban Residential	A-1 (General Agriculture)	Vacant/SFR (Undeveloped north out-parcel)
<b>S</b>	Public & Medium Residential	G-U (Government Use) R-1 (Single-Family Dwelling)	Marion Oaks VDRI (MOWTP & Residential SFR Lots)
<b>E</b>	Medium Residential	R-1 (Single-Family Dwelling)	Marion Oaks VDRI (Residential SFR Lots)
<b>W</b>	<b>N</b> High Residential	R-3 (Multi-Family Dwelling)	Marion Oaks VDRI (Residential MFR Lots)
	<b>S</b> Medium Residential	R-1 (Single-Family Dwelling)	Marion Oaks VDRI (Residential SFR Lots)

## **PROPOSED DEVELOPMENT CONTEXT**

The requested Commerce District future land use designation is intended to allow for the establishment of targeted commerce park development to provide long term development and employment opportunities within Marion County while maximizing opportunities provided by the unique nature of the Marion Oaks VDRI. As noted, Marion County has experienced and is actively seeking economic development opportunities in conjunction with public and private partnerships, such as the recent development and establishment of the Ocala/Marion County Commerce Park which is occupied by a FedEx Distribution Hub (opened 2016) and has two committed additional distribution centers (Auto Zone and Chewy) now in, or entering into, the City of Ocala's development review processes.

The floor area ratio intensity of the Commerce District designation, while a high 2.0 ratio, is not expected to result in such commercially intensive development due to the typical form of distribution, logistics, and similar manufacturing

related uses which are the current target of the referenced economic development activities. However, because such uses are focused on transportation accessibility and viability, having access to an established and sustainable transportation network is a key concern. SW Hwy 484, as it extends east and west through the Marion Oaks VDRI, is fronted by a series of separate specifically created and dedicated greenbelt tracts established at the time the project was designed. The tracts serve to limit and structure roadway access to Hwy 484 in a defined manner, thereby preserving the roadway's function and viability, while also providing for buffer separations and potential screening between the roadway and the surrounding Marion Oaks VDRI community. These presence of the tracts will serve to maintain the function and integrity of Hwy 484 as it serves the Regional Activity Center nature of the site, and support arterial nature of Hwy 484 which connects westward to the Marion County Airport which is another site of economic development interest and the City of Dunnellon which is increasing its ecotourism related efforts.

As noted, the site is surrounded by the Marion Oaks VDRI established in the early 1970s. At that time, the development was primarily marketed as a retirement/vacation community and, as such, a limited number of non-residential commercial/industrial areas were established (one major town center, one minor community center, one medical node, and one "special business district" for industrial uses) to support the anticipated residents' retirement/vacation lifestyle. This development form was typical of similar sized projects elsewhere in Florida wherein the original developer did not act to "lock in" the development's residential form, and as economic adversities occurred and development trends refocused project develop methods, projects such as the Marion Oaks VDRI remained in "limbo" awaiting infill populations for their respective communities. Prime examples of such communities include Port St. Lucie, Cape Coral, Palm Bay, Palm Coast, and Deltona, in which Deltona was established by the same developer as Marion Oaks. As Marion Oaks, like the other similar projects, was not restricted to a retirement/vacation lifestyle, the resident populations have shifted towards non-retirement households wherein residents often commute to non-local employment as the developments lack "in-community" employment opportunities, particularly those with increased employment skill-levels and commensurate salaries. The presence of the Marion Oaks VDRI functions as an opportunity for the establishment of commerce facilities on the site, as ensuring sufficient housing for facility employees is a concern, particularly in a manner which will allow reasonable access to the site for employees.

Central water and central sewer services are currently located in the vicinity of the project and are provided by Marion County's Marion Oaks and/or Oak Run Regional Utility Systems. Site development will be the responsibility of the developer which may form partnerships with additional entities including providing for infrastructure coordination consistent with the County's Land Development Code (LDC). Existing law enforcement, fire stations, and emergency services are located within the Marion Oaks VDRI and also in proximity via other thoroughfare identified roadways.

The proposed Commerce District land use designation, depending upon the ultimately proposed uses, is specifically addressed by Marion County's LDC in regards to buffering between the uses expected and the surrounding residential communities of the Marion Oaks VDRI, with such buffers typically requiring

increased buffer widths and masonry walls, along with compliance requirements for outdoor lighting and noise effects which may be generated.

The requested Commerce District future land use designation will increase the amount and diversity of the non-residential land uses in the overall area, while providing for the establishment of a single cohesive commerce park to establish and harness the unique nature of the Marion Oaks VDRI. Together with the existing land use arrangements of the surrounding lands, a cohesive mixed use community providing increased residential and commercial/industrial service and employment opportunities will be established.

### **PUBLIC FACILITIES AND SERVICES**

**Environmental:** The site has been actively used for farming hay, cattle, etc. with a portion operated as a sand mine. The surrounding Marion Oaks VDRI has been identified as possessing unique habitat suitable for and occupied by listed species, and the site may include such species as well, particularly in those perimeter areas where agricultural uses are limited (e.g. fence lines, etc.). At the time portions of the site are proposed for 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 an agriculturally managed sandhill habitat site without any 100-Year Flood Plain or wetland areas. According to the *Soil Survey of Marion County, Florida*, the soil includes potential risk for sinkhole activity which is consistent with the surrounding lands and Marion County's karst terrain. At the time portions of the site are proposed for development, a stormwater and karst analysis will be required and its review will be conducted in conformance with Marion County's Springs Protection Overlay Zone requirements in coordination with jurisdictional regional agencies (e.g., SWFWMD).

**School Facilities:** School facilities are not expected to be directly impacted by the proposed amendment which will essentially eliminate the potential for residential development of the site. Additionally, Marion County Public Schools previously acted to obtain properties throughout the Marion Oaks VDRI project in order to support the development of future schools. As such, the land use change is not expected to significantly affect school capacities. Marion County Public Schools (MCPS) was notified of this Amendment Application and has not objected to or provided any comments as of the date of preparation for this report.

**Public Safety:** The County's Marion Oaks Fire Station #24 is located  $\pm 0.5$  miles east/southeast of the site at 102 Marion Oaks Lane, while the Liberty Fire Station #32 is located  $\pm 2.4$  miles north of the site at 11350SW 49<sup>th</sup> Avenue. The Sheriff's Marion Oaks District Office is located  $\pm 1.75$  miles east/southeast at 1294 Marion Oaks Lane, while the SW Hwy 200 District Office is located  $\pm 6.75$  miles northwest of the site at 9048 SW Hwy 200. Public safety service response times vary based on whether response units are at their base location, or on the road, and service may also be provided by other surrounding facilities under interlocal service delivery options.

Limited public system hydrants are available in the Marion Oaks VDRI with additional systems installed as utilities are extended throughout the area; additionally, site development will be required to address public safety requirements with the likely extension of central water service facilities which

may also provide for fire flow. Final conformance with all public safety needs will be coordinated through the site development review processes, consistent with Marion County's Land Development Regulations.

**Potable Water & Sanitary Sewer:** The site is in Marion County's SW Oak Run Regional Utility Service Area at this time.

<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)	6,627 unit	0 units	- 6,627 units
Non-Residential (acres)	505 ac	576 ac	+ 76 ac
<i>Water (PWE Policy 1.1.1)</i>			
Residential (150 GPD/person/unit*)	2,385,720 GPD	0 GPD	-2,385,720 GPD
Non-Residential (2,750 GPD/acre)	1,388,750 GPD	1,584,000 GPD	+195,250 GPD
<i>Sewer (SSE Policy 1.1.1)</i>			
Residential (110 GPD/person/unit*)	1,749,528 GPD	0 GPD	-1,749,528 GPD
Non-Residential (2,000 GPD/acre)	1,010,000 GPD	1,152,000 GPD	+142,000 GPD
*2.4 persons/unit for standard residential household			
Sources: Marion County Growth Services & Florida Statistical Abstract 2006-14			

<b>Table 3 – Potable Water and Wastewater System Capacities</b>		
<b>MARION COUNTY SW OAK RUN REGIONAL UTILITY SYSTEM</b>	<b>WATER (MGD)</b>	<b>WASTEWATER (MGD)</b>
DESIGNED/CONSTRUCTED CAPACITY	7.50	1.60
CURRENT CAPACITY/FLOW AND RESERVED CAPACITY	1.60	0.80
CURRENT AVAILABLE CAPACITY	5.90	0.80
AMENDMENT CAPACITY DEMAND	1.58	1.15
<b>REMAINING AVAILABLE CAPACITY</b>	<b>4.32</b>	<b>-0.35</b>
EXPANSION DESIGN THRESHOLD	6.00	1.28
EXPANSION CONSTRUCTION THRESHOLD	6.75	1.44

Formal connections to utility services will be evaluated at the time the site develops; however, general capacity analysis indicates potable water facilities are sufficient at this time. Additionally, a number of existing and potential water treatment plant and/or well locations are currently established and/or designated within the Marion Oaks VDRI in order to accommodate long term development of Marion Oaks and the surrounding area. Existing sanitary sewer facilities indicate a lack of capacity available; however, the SW Oak Run regional wastewater treatment plant (WWTP) currently provides service to the Marion Oaks VDRI as the community's WWTP is now off-line and slated for replacement within the next three years (CIE/CIP FY 2018, 2019, 2020). Reestablishment of the Marion Oaks WWTP will ensure sufficient capacities to serve the amendment site are available. Development of the site will be required to provide for suitable force main connections to the Marion Oaks sanitary sewer network consistent with utility service requirements. Marion County has established standards governing when design and construction for facility expansions are initiated, and participation by the final developer through development agreements and/or partnerships is permitted by the Marion County Land Development Code.

**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. All proposed development is required to hold stormwater on-site, up to and including a 100-year storm event, along with other site specific conditions in

compliance with the County's Land Development Regulations in order to address and discourage on-site or off-site flooding concerns as well as ensuring compliance with Marion County's Springs Protection Overlay Zone requirements.

**Recreation:** Recreation facilities are not expected to be impacted by the proposed amendment which will essentially eliminate the potential for residential development of the site; however, Marion County has ample Federal, State, and County owned lands available for recreational activity and exceeds the currently established LOS standard.

**Solid Waste:** The LOS is 6.2 pounds per person per day (Solid Waste Element, Policy 1.1.2). This amendment does not adversely impact the County's LOS for solid waste as the County has identified and arranged for short-term and long-term disposal needs. The County continues to use the Baseline Landfill until 2020 when it is projected to close. A long-term contract reserving capacity with a private landfill in Sumter County is in place for use when determined necessary by the County. Further, the County continues to pursue recycling opportunities and other avenues to address solid waste needs based on existing and projected conditions.

**Transportation:** Hwy 484 is the primary access route for the site. As noted, Hwy 484 is also the southern-most "cross-county" roadway which passes under and connects to I-75. As such, the roadway carries a significant amount of "cross-county" traffic warranting its arterial designation along the segment adjoining the site. Amendment **17-Lo4**, based on a 0.1 FAR for distribution related facilities given the economic development focus for the site, would potentially generate a gross total of ±8,932 trips, with ±4,095 PM Peak Hour trips. However, this is based on a simultaneous build-out of the full amendment site which is not expected due to staging and phasing of the site due to its significant overall size. The anticipated maximum traffic would adversely affect the current SW Hwy 484 Level of Service; however Marion County is actively preparing to upgrade the transportation network in the region, including widening and extending SW 49<sup>th</sup> Avenue to and through the site, and ultimately connecting SW 49<sup>th</sup> Avenue to Marion Oaks Manor which will extend southeast to SE Hwy 41 via a planned I-75 Overpass (not interchange) which will provide an alternative route for cross-county/cross-interstate traffic to, from, and through, the Marion Oaks VDRI, allowing local traffic to divert away from the SW Hwy 484 segment forming the Interstate-75 Interchange. All development of the site will be subject to review and approval under the County's Land Development Code Concurrency Management System, including allowing for roadway improvements to be addressed by proportionate share agreement pursuant to Florida Statutes.

Table 4 – Immediate Roadway Network Status						
Road	Class	Maint. Entity	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
SW Hwy 484 (Hwy 200 to SW 49 <sup>th</sup> Avenue)	Urban Minor Arterial	County	Paved	2	±100'	±20'
SW Hwy 484 (SW 49 <sup>th</sup> Avenue to I-75)	Urban Minor Arterial	County/ State	Paved	4	±100'	±20'



<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>	High Residential & Employment Center	72 ac 505 ac	572 DU* 44 Million SF	<b>1.8M</b>	<b>812,679</b>
<b>Proposed</b>	Commerce District	576 ac	2.5 Million SF**	<b>8,932</b>	<b>4,095</b>
Projections based on Marion County 2015 Transportation Impact Fee Study: *Low Rise Apartments (1,501-2,499 SF). ** Floor Area Ratio of 0.1 – Existing Fed Ex Distribution Facility (Built 2016) FAR = 0.0675.					

## **PART 2 – FLUE TEXT AMENDMENT ANALYSIS:**

### **BACKGROUND/EXISTING CONDITIONS**

Section 380.06(2)(e), Florida Statutes, addresses the development of projects which are identified and designated as a Regional Activity Center (RGAC). Marion County's 2014 Comprehensive Plan designated the Marion Oaks/McGinley (MOMCG) RGAC to establish and acknowledge the unique existing development of the Marion Oaks VDRI and the provision of a centralized commerce area to provide additional economic development opportunities and diversity for the overall area. The MOMCG RGAC was recognized by Future Land Use Element (FLUM) Policy 10.3.4.1 and Future Land Use Map Series (FLUMS) Maps 14.a.1 – *Land Uses* and 14.a.2 - *Concept Plan*. Amendment 17-Lo4 encompasses a portion of the MOMCG RGAC and therefore a text amendment to the referenced FLUE Policy and FLUMS Maps accompanies this amendment to provide for internal Comprehensive Plan consistency.

380.06(2)(e) With respect to residential, hotel, motel, office, and retail developments, the applicable guidelines and standards shall be increased by 50 percent in urban central business districts and regional activity centers of jurisdictions whose local comprehensive plans are in compliance with part II of chapter 163. With respect to multiuse developments, the applicable individual use guidelines and standards for residential, hotel, motel, office, and retail developments and multiuse guidelines and standards shall be increased by 100 percent in urban central business districts and regional activity centers of jurisdictions whose local comprehensive plans are in compliance with part II of chapter 163, if one land use of the multiuse development is residential and amounts to not less than 35 percent of the jurisdiction's applicable residential threshold. With respect to resort or convention hotel developments, the applicable guidelines and standards shall be increased by 150 percent in urban central business districts and regional activity centers of jurisdictions whose local comprehensive plans are in compliance with part II of chapter 163 and where the increase is specifically for a proposed resort or convention hotel located in a county with a population greater than 500,000 and the local government specifically designates that the proposed resort or convention hotel development will serve an existing convention center of more than 250,000 gross square feet built before July 1, 1992. The applicable guidelines and standards shall be increased by 150 percent for development in any area designated by the Governor as a rural area of opportunity pursuant to s. 288.0656 during the effectiveness of the designation.

The recommended amendments regarding FLUE Policy 10.3.4.1 and FLUMS Maps 14.a.1 and 2 are attached as Exhibits "A-C" respectively. The policy amendment functions to update the listed land use acreages within the policy and corrects land use references to be consistent with their corresponding land use definition policies within the Comprehensive Plan. The proposed policy amendment is provided in underline/strike-out format in Exhibit "A" while Exhibits "B" and "C" will be "all new" replacement maps to the FLUMS.

## **EXHIBIT(S):**

- A. Revised FLUE Element Policy 10.3.4.1 (underline & strikeout format)
- B. FLUMS Map 14.a.1 - Marion Oaks/McGinley Regional Activity Center Map (replacement),
- C. FLUMS Map 14.1.2 – Marion Oaks/McGinley Conceptual Plan (replacement).

## **RECOMMENDATIONS:**

### **STAFF RECOMMENDATION**

Growth Services recommends **APPROVAL** of **CPA 17-Lo4** 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.

### **PLANNING & ZONING COMMISSION RECOMMENDATION – April 24, 2017:**

The Planning & Zoning Commission recommends \_\_\_\_\_ of **CPA 17-Lo4** 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.

### **BOARD OF COUNTY COMMISSIONERS – TRANSMITTAL – May 16, 2017:**

The Board of County Commissioners acted to \_\_\_\_\_ the transmittal of a **CPA 17-Lo4** for *coordinated state review* 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.

### **REVIEW AGENCY OBJECTIONS, RECOMMENDATIONS, AND COMMENTS:**

The summary chart for the agency responses received, and copies of the agency responses, accompany this report. *tbd*

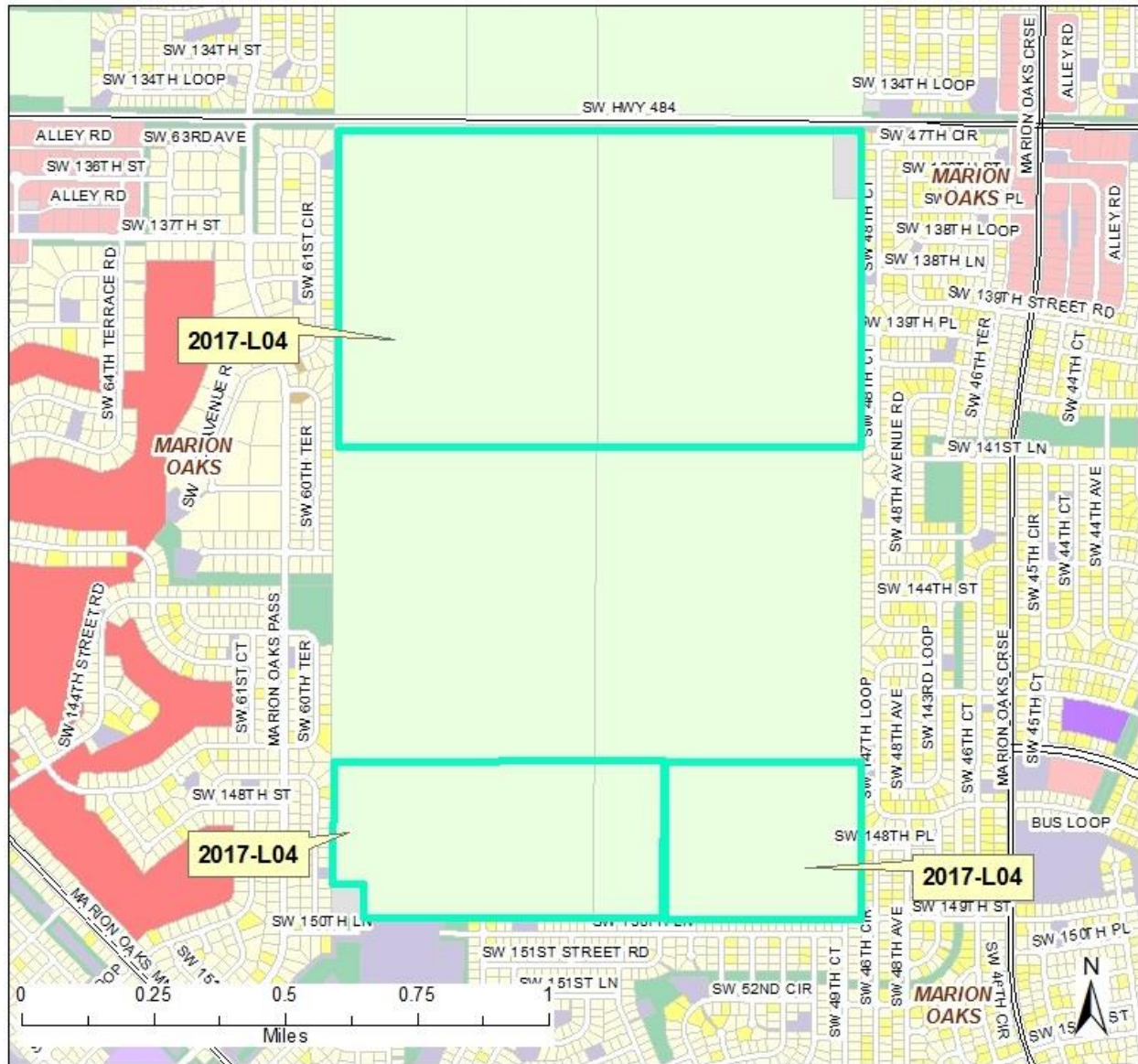
### **BOARD OF COUNTY COMMISSIONERS – ADOPTION – TENTATIVE: July 18, 2017:**

The Board of County Commissioners \_\_\_\_\_ Future Land Use Map Amendment **17-Lo4** 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.

# EXISTING USE PER MARION COUNTY PROPERTY APPRAISER LAND USE CODE

Vacant Res	MFR	Commercial	RuralBldgSite	Private Institutional	Utility	Water/submerged
SFR	Group Living Qtrs	Vacant Industrial	Ag Production	Government Institution	R/W	Mining
MHR	Vacant Com	Industrial	Vacant Institutional	Military	Recreation/Park/Forest	Sewage/Waste/Barrow
						Acreage Non-classified



CPA 2017-L01, MCGINLEY  
PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS  
EXHIBIT "A"

**Policy 10.3.4: Adoption of RGAC on the FLUM**

The following RGACs have been adopted on the FLUM, as further shown on the FLUM Series, Map #1 and Map#14:

1. **MARION OAKS / MCGINLEY REGIONAL ACTIVITY CENTER (RGAC)**

Location: Surrounded by the Marion Oaks VDRI Subdivision, on the north and south side of SW Hwy 484.

Size: ~~Approximately~~ ±1,286~~90~~ acres

Parcel IDs: 41200-056-00, 41200-056-02, 41200-056-03, 41205-000-00, 41205-000-01

**Range of Uses:**

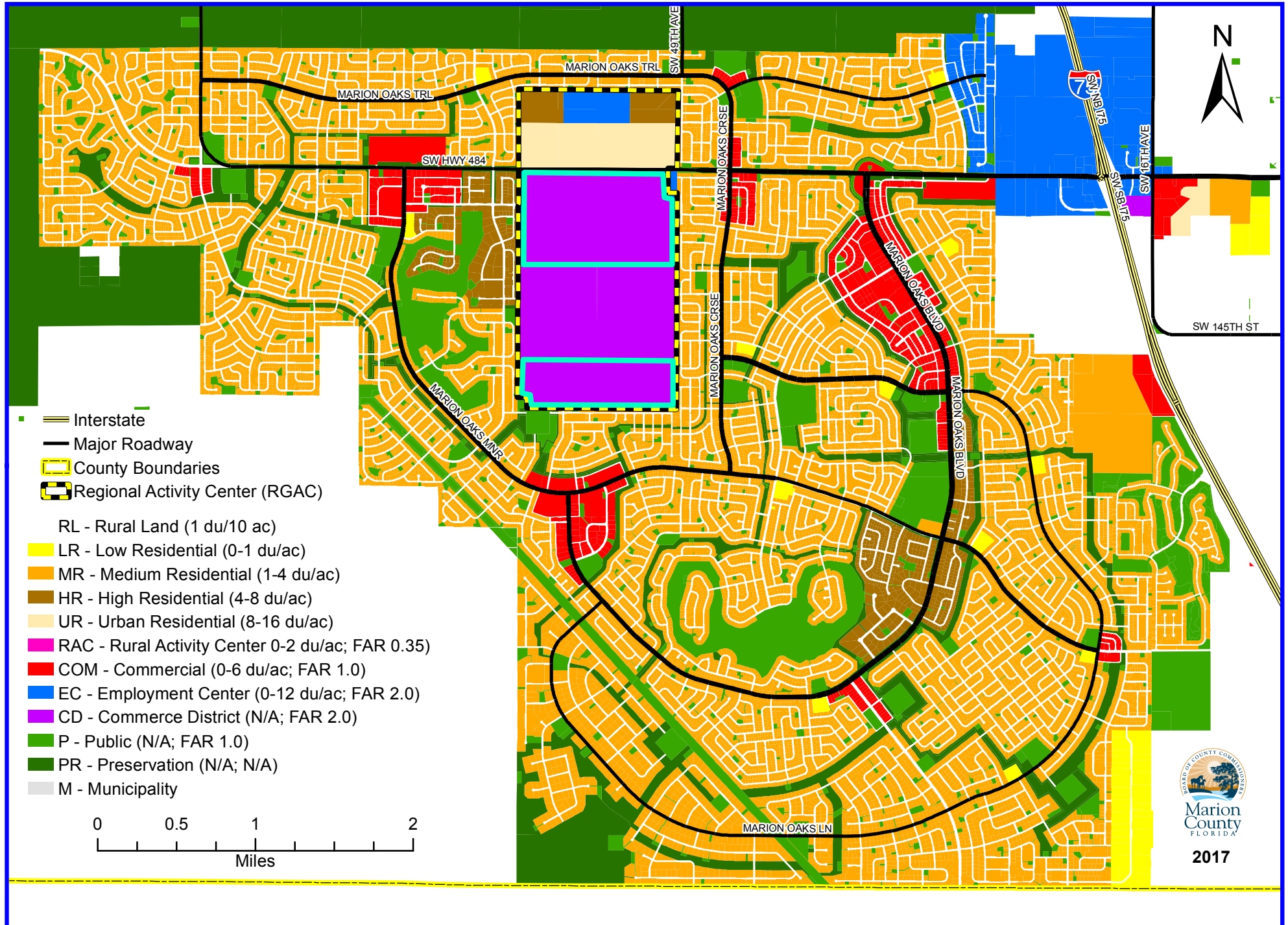
- a. Employment Center (Commercial - Retail/Office/Light to Moderate (Regional)~~Heavy~~ Business, Light Industrial, and Residential – single and multi-family units [0 to 12 du/ac]): ~~570~~±62 acres and maximum FAR: 2.0
- b. Commerce District (Heavy Commercial and Heavy Industrial;~~Retail/Office/Light to Moderate Business~~): ~~±962~~±385 acres and maximum FAR: 2.0
- c. High Residential (Single and Multi-Family Units - 4 to 8 du/ac): ~~150~~±79 acres
- d. Urban Residential (Single and Multi-Family Units – 8 to 16 du/ac and internal accessory commercial uses): ±183 acres

Conceptual Plan: Marion Oaks / McGinley Regional Activity Center (RGAC) (SEE Exhibits "B" and "C")



# EXHIBIT "B"

## Map 14a1: Marion Oaks / McGinley Regional Activity Center (RGAC)





# EXHIBIT "C"

## Map 14a2: Marion Oaks / McGinley Regional Activity Center (RGAC)

(All roadway alignments subject to change)

