



# Marion County Board of County Commissioners

Date: 7/28/2021

P&Z: 7/26/2021 BCC: 8/17/2021

**Item Number**  
**210808Z**

**Type of Application**  
Rezoning

**Request**  
Applicant requests to rezone from B-4 to RR-1.

**Owner/ Applicant**  
Pierre, Susan

**Agent**  
Percy, Peter

**Parcel #/Acreage**  
2003-101-001/0.23

**Future Land Use**  
Rural Land

**Existing Zoning**  
B-4: Regional Business

**Staff Recommendation**  
Approval

**P&Z Recommendation:**  
Approval  
(ON CONSENT)

**Project Planner**  
Kenneth Odom,  
Transportation Planner



## Item Summary

Staff is recommending **Approval** of the rezoning request to change the subject parcel from B-4 to RR-1.

## Public Notice

Notice of public hearing was mailed to 13 property owners within 300 feet of the subject property. No written comments have been received in support of or opposed to this zoning change.

## Location

The subject parcel is unimproved and has not been designated an address by 911 services. It is located just north of the SR 40 corridor on SW 155<sup>th</sup> Court.

**Additional Information**

N/A

**Comprehensive Plan Amendment:**

N/A

**Code Case:** None

The following table summarizes adjacent future land use designations, zoning districts and existing uses:

ADJACENT PROPERTY CHARACTERISTICS			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
<b>North</b>	Rural Land	R-3 Multiple Family Dwelling	(01) Improved Residential
<b>South</b>	Rural Land	B-4 Regional Business	(01) Improved Residential
<b>East</b>	Rural Land	B-4 Regional Business	(01) Improved Residential
<b>West</b>	Rural Land	B-4 Regional Business	(01) Improved Residential

**Request**

The subject parcel is 0.23 acres in size and is currently zoned as B-4: Regional business. The applicant is requesting to rezone the entire property to RR-1: Rural Residential in order to site a home on the property and remain consistent with the Rural Land use that is currently assigned to the property. Three other properties in the immediate vicinity of the subject parcel have converted from B-4 to RR-1 within the past three years.

**Utilities**

Municipal water and sewer services are not available at, or near, this location. Well and septic services will be utilized at this location. The subject parcels lie within the service area of SECO Energy Company.

**Analysis**

In reaching its decision, the Board of County Commissioners will find:

- Granting the proposed Zoning change will not adversely affect the public interest.** The proposed zoning change is consistent with development patterns that currently exist in the area. The proposed zoning change will not adversely affect the public interest.
- The proposed Zoning Change is consistent with the current Comprehensive Plan.** The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates this property as Rural Land. The proposed rezoning is consistent with the Comprehensive Plan.
- The proposed Zoning Change is compatible with land uses in the surrounding area.** The subject parcel is designated as Rural Land and the requested zoning change to RR-1 is compatible with that land use designation.

# Staff Recommendation: Approval

All proposed uses of the property will conform to the permitted uses of the B-4: Regional Business zoning designation.

## Zoning

The subject parcel is currently zoned B-4: Regional Business. It is surrounded by A-1, R-3 and B-4 zoning.



## Land Use

The subject parcel is Rural Land. It is surrounded by Rural Lands.



## Photos



Subject Parcel and Adjacent Southern Parcel



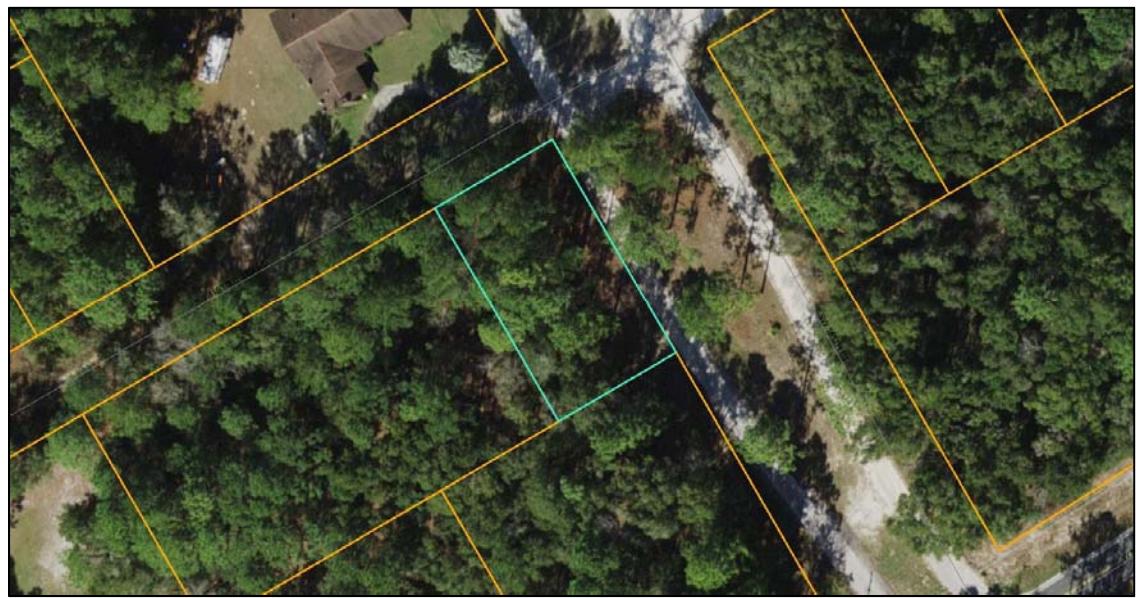
Adjacent Western Parcel



**Facing East**



**SW 155th Court**



**Close Aerial**

Aerial: 210808Z



0 90 180 270 360  
Feet



## ***Existing Land Use Designation 210808Z***



<b>Use per MC Property Appraiser</b>		<b>OWNER(S): Susan B. Pierre</b>
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>AGENT: Peter Percy</b>		
<b>PARCEL(S): 2003-101-001</b>		
 <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>		



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## Legend

- All Amendments  Rural Land (1 du/10 ac)

## Policy 1.20



The legend is organized into three columns. The first column contains five items: 'Rural Land (1 du/10 ac)' with a white square, 'Low Residential (0 - 1 du/ac)' with a yellow square, 'Medium Residential (1 - 4 du/ac)' with an orange square, 'High Residential (4 - 8 du/ac)' with a brown square, and 'Farmland Preservation Area' with a green square containing a field icon. The second column contains five items: 'Urban Residential (8 - 16 du/ac)' with a light yellow square, 'Rural Activity Center (0 - 2 du/ac; FAR 0.35)' with a pink square, 'Rural Community (0 - 3 du/ac; FAR 0.70)' with a light green square, 'Commercial (0 - 6 du/ac; FAR 1.0)' with a red square, and 'Environmentally Sensitive Overlay Zone (ESOZ)' with a brown square containing diagonal lines. The third column contains five items: 'Employment Center (0 - 12 du/ac; FAR 2.0)' with a blue square, 'Commerce District (N/A; FAR 2.0)' with a purple square, 'Public (N/A; FAR 1.0)' with a green square, 'Preservation (N/A; N/A)' with a dark green square, and 'Municipality' with a grey square.



Marion  
County  
FLORIDA

Marion County  
Board of County Commissioners

Growth Management • Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

# 2108083

AR # 26779

PA #: 2003-101-001

### APPLICATION FOR REZONING

Application No.: # 2108083

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from B-4 ✓ to RR-1, for the intended use of: SFR

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 2003-101-001 ✓

Property dimensions: \_\_\_\_\_ Total acreage: 0.23 ✓

Directions: Head north toward FL-40 o.i.m.; Slight left toward FL-40 soft; Sharp left onto FL 40 18 miles; Turn right onto 153<sup>rd</sup> Ave; Turn left unto SW 41<sup>st</sup> Street Rd property on corner left.

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Susan B. Pierre ✓

Property owner name (please print)

21924 133 Rd Ave ✓

Mailing address

Springfield Gardens NY 11413 ✓

City, state, zip code

3473564469

Phone number (please include area code)

Susan Pierre

Signature

Peter Percy

Applicant or agent name (please print)

156 34 SW 41 st St Rd

Mailing address

Ocala, FL 34481

City, state, zip code

347-858-6627

Phone number (please include area code)

Peter Percy

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*  
FOR OFFICE USE ONLY

RECEIVED BY: Ken W DATE: 5/17/2021 ZONING MAP NO.: 58 Rev. 07/03/2019

351519 ✓ RL  
Rainbow Park Unit 3 ✓ B1K101  
Plot Book G Pg 134 LOT1

[www.marioncountyl.org](http://www.marioncountyl.org)

Flood-10  
ES02-NO

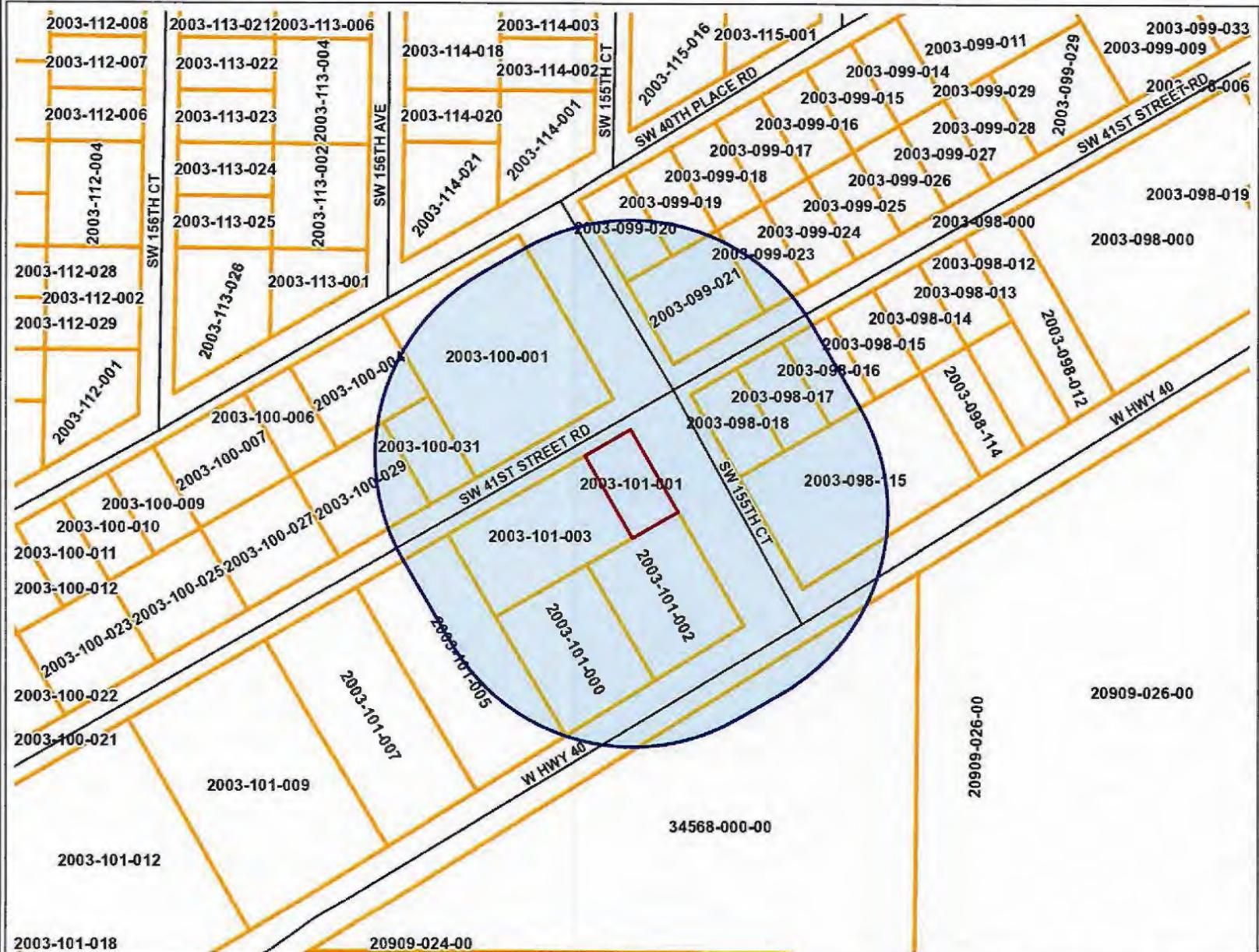
Dec 6/3/2024

Project-2021050062  
AR-26779



Marion County | Growth Services Viewer

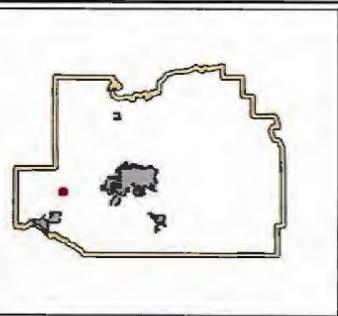
210808Z - PIERRE



Projected Coordinate System: NAD\_1983\_StatePlane\_Florida\_West\_FIPS\_0902\_Feet

Created By: dp

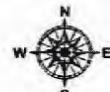
This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not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



### Legend

-  Urban Growth Boundary
-  Address Search Results
-  Streets
-  Parcels
-  Municipalities
-  Marion County

1: 2,566



## Notes

AGENT: PERCY

Creation Date: 6/14/2021