

Attachment F



January 24, 2024

Sent by email only

RE: Amendment to LDC Division 4.2.23- Rural Commercial (RC-1) Classification

Chair Tillman and Marion County Land Development Regulation Committee Members,

1000 Friends of Florida supports the proposed revisions to the RC-1 "Intent Paragraph" and allowed uses for the RC-1 Zoning Classification.

The RC-1 zoning was originally created to address properties that, at the time that the county's comprehensive plan was created (1996-1998), had an existing commercial zoning classification but were assigned a Rural Lands Future Land Use Designation. The zoning has historically and consistently been applied to properties fitting this description and the proposed changes will effectively clarify conditions under which a zoning or rezoning to RC-1 is appropriate. As a former employee in the Marion County Growth Services Department, I can affirm that the proposed clarifying text is consistent with longstanding interpretations of the intent by previous directors and staff.

Although seldom used, the RC-1 zoning classification allows property owners to implement historic property rights while balancing the intensity of uses with the character and infrastructure limitations of the surrounding community. In situations where a commercially zoned parcel has a Rural Land FLU, but the owner seeks a higher intensity than that allowed under the RC-1 zoning, they have the alternative option of pursuing a small-scale Commercial Future Land Use designation through a comprehensive plan amendment.

We ask that you approve the clarifying language as proposed in the Staff and Applicant-Proposed Revisions, and transmit to the Board of County Commissioners.

Regards,

A handwritten signature in dark ink that reads "Kim Dinkins".

Kim Dinkins
Policy and Planning Director, 1000 Friends of Florida