

## ORDINANCE NO. 05-10

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING AND SPECIAL USE PERMIT PETITIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

**WHEREAS**, property owner(s) have submitted petition(s) for rezonings and special use permits and such petitions identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number and such identification of property is hereby incorporated into this ordinance by reference, and

**WHEREAS**, the Board has considered the recommendation of the Zoning Commission and has conducted the necessary public hearing and has approved the petitions contained in this ordinance, now therefore

**BE IT ORDAINED** by the Board of County Commissioners of Marion County, Florida:

**SECTION 1. REZONING AND SPECIAL USE PERMIT APPROVALS.** The Board hereby approves the below-listed petitions for Rezoning and Special Use Permits and authorizes the necessary identification and changes on the official Zoning Map.

1. **AGENDA ITEM # 1** 050311Z Marino Family Limited Company, 971 Briarwoods Road, Franklin Lakes, NJ and Harvey Vandeven, Trustee, 4801 SE 11<sup>th</sup> Place, Ocala, FL

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from A-1 (General Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development) for the intended use of residential development and green space, on 301.50 acres, on a portion of Parcel No. 36966-000-00 and Parcel Nos. 36641-000-00 and 36643-000-00.

2. **AGENDA ITEM # 2** 050401Z John G. Lorito, 6400 South Pine Avenue, Ocala, FL

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from M-1 (Light Industrial) and B-2 (Community Business) to B-5 (Heavy Business) for the intended use of auto repair, boat retail sales, welding and building safes, and any other use permitted in a B-5 zone, on 2.91 acres, on a portion of Parcel No. 35862-000-00.

3. **AGENDA ITEM # 3** 050402Z Entin Family Living Trust, Jack Entin, Trustee, 9332 Stockton Road, Moorpark, CA

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from A-1 (General Agriculture) and B-2 (Community Business) to A-1 (General Agriculture) for the intended use of any use permitted in an A-1 zone, on 28.02 acres, on Parcel No. 12558-001-00.

4. **AGENDA ITEM # 4** 050404SU Chandreka and Chandra Maharaj, 1550 NW 165<sup>th</sup> Street, Citra, FL

Requests a Special Use Permit pursuant to the Marion County Land Development Code, Section 5.3, for the intended use of outdoor storage of boats, recreational vehicles, campers, etc., in a B-4 (Regional Business) zone, on 6.20 acres, on a portion of Parcel No. 03662-000-00.

**See Resolution No. 05-R-128**

5. **AGENDA ITEM # 5** 050405Z Steven Swett, P. O. Box 1, Dunnellon, FL

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from R-1 (Single Family Dwelling) to R-4 (Residential Mixed Use) for the intended use a mobile home, and any other use permitted in an R-4 zone, on 1.31 acres, on Parcel No. 3500-005-001.

6. **AGENDA ITEM # 6** 050406Z Steven Swett, P. O. Box 1, Dunnellon, FL

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from R-1 (Single Family Dwelling) to R-4 (Residential Mixed Use) for the intended use of a mobile home and any other use permitted in an R-4 zone, on 1.31 acres, on Parcel No. 3500-006-020.

7. **AGENDA ITEM # 7** 050407Z Maricamp, LLC, P. O. Box 6331, Ocala, FL

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from M-1 (Light Industrial) to R-1 (Single Family Dwelling) and B-2 (Community Business) for the intended use of commercial development on the west 660 feet zoned B-2 and the remainder of the property zoned R-1 for residential development, on 80.00 acres, on Parcel No. 37515-004-00.

8. **AGENDA ITEM # 8** 050409SU Glenn D. Counts, Counts Construction Co., Inc., 3021 NW 21<sup>st</sup> Street, Ocala, FL

Requests a Special Use Permit pursuant to the Marion County Land Development Code, Section 5.3, for the intended use of constructing a 15/25 kV electrical substation in an A-1 (General Agriculture) zone, on 0.92 acre, on a portion of Parcel No. 21140-001-02.

**See Resolution No. 05-R-129**

9. **AGENDA ITEM # 9** 050411Z Harvey Vandeven, 4260 NE 35<sup>th</sup> Street, Ocala, FL and Norman Anderson, M.D., 7104 SE 14<sup>th</sup> Court, Ocala, FL,

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from A-1 (General Agriculture), P-RV (Recreational Vehicle Park) and A-3 (Residential Agricultural Estate) to A-3 (Residential Agricultural Estate) for the intended use of development and modification of a hamlet subdivision, on 192.23 acres, on Parcel Nos. 39395-001-00 and 39393-000-00.

10. **AGENDA ITEM #10** 050412SU Citra Seventh Day Adventist Church of Southeastern Conference, P. O. Box 1015, Sparr, FL

Requests a Special Use Permit pursuant to the Marion County Land Development Code, Section 5.3, for the intended use of a new church building in an A-1 (General Agriculture) zone, on 1.82 acres, on Parcel Nos. 03668-000-00 and 03715-000-00.

**See Resolution No. 05-R-130**

11. **AGENDA ITEM #11** 050420Z Hal Lively, 15311 SE 105<sup>th</sup> Terrace Road, Summerfield, FL

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from B-2 (Community Business) Conditional to B-2 (Community Business), for the intended use of a drywall contractor's business inside a building, on 0.31 acre, on a portion of Parcel No. 1507-001-000.

12. **AGENDA ITEM #12** 050421SU Hal Lively, 15311 SE 105<sup>th</sup> Terrace Road, Summerfield, FL

Requests a Special Use Permit pursuant to the Marion County Land Development Code, Section 5.2, for the intended use of a drywall contractor's business inside a building, on 0.31 acre, on a portion of Parcel No. 1507-001-000.

**See Resolution No. 05-R-131**

13. **AGENDA ITEM #14** 050312Z Dustin Wiechens, 101 NE 1<sup>st</sup> Avenue, Ocala, FL

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from R-O (Residential Office) to B-2 (Community Business) for the intended use of any use permitted in a B-2 zone on 38.13 acres, on Parcel No. 36965-020-00.

14. **AGENDA ITEM #15** 050403Z Steven and Cathleen Snyder, 3806 NW 19<sup>th</sup> Avenue, Ocala, FL

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from R-1 (Single Family Dwelling) to R-4 (Residential Mixed Use) for the intended use of a double wide mobile home and any other use permitted in an R-4 zone, on 1.08 acres, on Parcel No. 13961-000-00.

15. **AGENDA ITEM #16** 050413Z The School Board of Marion County, 1105 SW 7<sup>th</sup> Road, Ocala, FL

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from A-3 (Residential Agricultural Estate) to GU (Government Use), for the intended use of an elementary school on 20.00 acres, on Parcel No. 35699-010-01.

16. **AGENDA ITEM #17** 050414SU Ft. McCoy Church of God, 14929 NE Hwy. 315, Ft. McCoy, FL

Requests a Special Use Permit pursuant to the Marion County Land Development Code, Section 5.9.5, for the intended use of a 250 ft. self-support lattice telecommunications tower and equipment in an A-1 (General Agriculture) zone, on 14.56 acres, on Parcel No. 09516-000-00.

**See Resolution No. 05-R-132**

17. **AGENDA ITEM #19** 050417Z Joy Lutheran Church, 7045 SW 83<sup>rd</sup> Place, Ocala, FL

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from Conditional B-2 (Community Business) to A-1 (General Agriculture) for any uses permitted in an A-1 zone, on 4.87 acres, on Parcel No. 3564-001-000.

18. **AGENDA ITEM #23** 050410SU 177022 Canada, Inc., Marcel LaCaille, 14050 SW 16<sup>th</sup> Avenue, Ocala, FL

Requests a Special Use Permit pursuant to the Marion County Land Development Code, Section 5.3, for the intended use of constructing a 15/25 kV electrical substation in a B-2 (Community Business) zone, on 7.50 acres, on a portion of Parcel No. 41200-077-00.

**See Resolution No. 05-R-133**

19. **AGENDA ITEM # 24** 050422Z Vikings, LLC, 914 Pine Creek Avenue, Jersey Shore, PA

Requests a Zoning Change pursuant to the Marion County Land Development Code, Article 5, from R-1 (Single Family Dwelling) to PUD (Planned Unit Development) for the intended use of a residential subdivision and golf course community with flexible design standards, on 544.11 acres, on Parcel Nos. 34546-000-00, 34547-000-00, 34549-000-00, 34561-000-00, and 34563-000-00.

20. **AGENDA ITEM # 25** 050423SU Vikings, LLC, 914 Pine Creek Avenue, Jersey Shore, PA

Requests a Special Use Permit pursuant to the Marion County Land Development Code, Section 5.3, for the intended use of constructing two 12 inch public supply wells and one water treatment facility in a PUD (Planned Unit Development) zone, on 544.11 acres, on Parcel Nos. 34546-000-00, 34547-000-00, 34549-000-00, 34561-000-00, and 34563-000-00.

**See Resolution No. 05-R-134**

21. **AGENDA ITEM # 26** 050424SU Vikings, LLC, 914 Pine Creek Avenue, Jersey Shore, PA

Requests a Special Use Permit pursuant to the Marion County Land Development Code, Section 5.3, for the intended use of constructing a 101,000 GPD packaged wastewater treatment facility in a PUD (Planned Unit Development) zone, on 544.11 acres, on Parcel Nos. 34546-000-00, 34547-000-00, 34549-000-00, 34561-000-00, and 34563-000-00.

**See Resolution No. 05-R-135**

22. **AGENDA ITEM # 27** 050408SU Brats II, LLC, 1611 SE 58<sup>th</sup> Avenue, Summerfield, FL

Requests a Special Use Permit pursuant to the Marion County Land Development Code, Section 5.2, for the intended use of improvements to increase the efficiency of current mining operations in P-RV (Recreational Vehicle Park) and A-1 (General Agriculture) zones, on 24.26 acres, on Parcel No. 48390-001-00.

**See Resolution No. 05-R-136**

**SECTION 2. EFFECTIVE DATE.** A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

**DULY ADOPTED** this 19th day of April, 2005.

**ATTEST:**

  
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DAVID R. ELLSPERMANN, CLERK

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
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ANDY KESSELRING, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY  
OF STATE ON APRIL 28, 2005 THAT  
ORDINANCE WAS FILED ON APRIL 25,  
2005.

