



# MARION COUNTY GROWTH SERVICES

**Date:** 5/5/2021

**P&Z:** 4/26/2021 **BCC:** 5/18/2021

**Application No:**  
**210505Z**

**Type of Application**  
Rezoning

**Request**  
From B-4 Regional  
Business to M-1 Light  
Industrial, for all  
permitted uses

**Owner**  
Jayne Ward

**Parcel #/Acreage**  
34899-002-00,  
34899-004-00 /  
14.83 acres

**Future Land Use**  
Employment Center

**Existing Zoning**  
B-4 Regional Business

**Staff  
Recommendation**  
Approval

**P&Z  
Recommendation:**  
Approval

**Project Planner**  
Dan Zhu, Planner II



## Item Summary

Staff is recommending **Approval** for a rezoning from B-4 Regional Business, 14.83 acres to M-1 Light Industrial for all permitted uses. The change in zoning will not adversely affect the public interest and is consistent with the current Comprehensive Plan. The request is also compatible with land uses in the surrounding areas. The development of the site will be required to comply with the Land Development Code.

## Public Notice

Notice of public hearing was mailed to 6 property owners within 300 feet of the subject property. This item was pulled off of the consent agenda during the P&Z Commission Public Hearing.

## Background

## Location

The subject property is located at 15869 & 15877 SW HWY 484 Dunnellon.

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

<b>ADJACENT PROPERTY CHARACTERISTICS</b>			
<b>Direction of Adjacency</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Existing Use/MCPA Property Class</b>
<b>North</b>	Rural Land	M-1 Light Industrial	(86) County Property
<b>South</b>	Rural Land	A-1 General Agriculture	(60-65) Grazing
<b>West</b>	Employment Center	B-4 Regional Business	(10) Vacant Commercial
<b>East</b>	Employment Center	B-4 Regional Business A-1 General Agriculture	(02) Improved Mobile Home (01) Improved Residential

**Infrastructure**

The access to the site is from SW HWY 484.

<b>ROADWAY STATUS AND CONDITIONS</b>						
Road	Class	Maint. Entity	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
SW HWY 484	Arterial	County	Paved	2	110'	10'

**Request:**

The applicant is requesting to rezone from B-4 Regional Business to M-1 Light Industrial, for all permitted uses.

**Analysis:**

The subject property is located to the north of SW HWY 484, south of the Dunnellon Airport and west of the Dunnellon Airport Subdivision. It is outside of the Environmentally Sensitive Overlay Zone and within the secondary Springs Protection Zones and most/more vulnerable categories under Marion County Aquifer Vulnerability Assessment.

The subject property received a Special Use Permit (111007SU) in 2011 for the purpose of outdoor flea market in B-4. The Special Use Permit expired on

October 18th, 2013. In 2011, the subject property had also requested rezoning to B-5 which was denied; instead B-4 zoning was granted under case number 111007Z with resolution 11-R-421.

The application has been reviewed by the County's Development Review Committee (DRC). The following comments were noted:

Engineering/Dev Review: The applicant should note that a Major Site Plan is required when the existing and proposed impervious coverage exceeds 9,000sf.

Engineering/Traffic: A change from B-4 to M-1 zoning won't result in a significant change in the potential amount of traffic generated from the site.

Fire Marshall: Any new commercial structures will be required to be built to the minimum requirements of the Florida Fire Prevention Code.

Planning: Site (2 parcels) is designated Employment Center that accommodates M-1 (Light Industrial) uses. Portions of the site may be affected by Airport Overlay Zone standards that may affect site uses and or site designs (e.g., heights, building construction for noise, etc.). Marion County Airport should be further consulted in relation to this request.

Utilities: Parcel within Marion County Utilities public service area; connection may be required (by extension) depending on use when developed. Close proximity of Rainbow Springs primary protection zone.

Zoning: subject property has EC land use, which allows for industrial uses. Property received a SUP for flea-market in B-4, but this was not enacted upon. The SUP has since expired. Original request was for B-5, which was denied.

In reaching its decision, the Commission will find:

**a. Granting the proposed zoning change will not adversely affect the public interest.** The subject property is adjacent to M-1 Light Industrial on its north. The proposed rezoning is consistent with the surrounding area and is not anticipated to adversely affect the public interest.

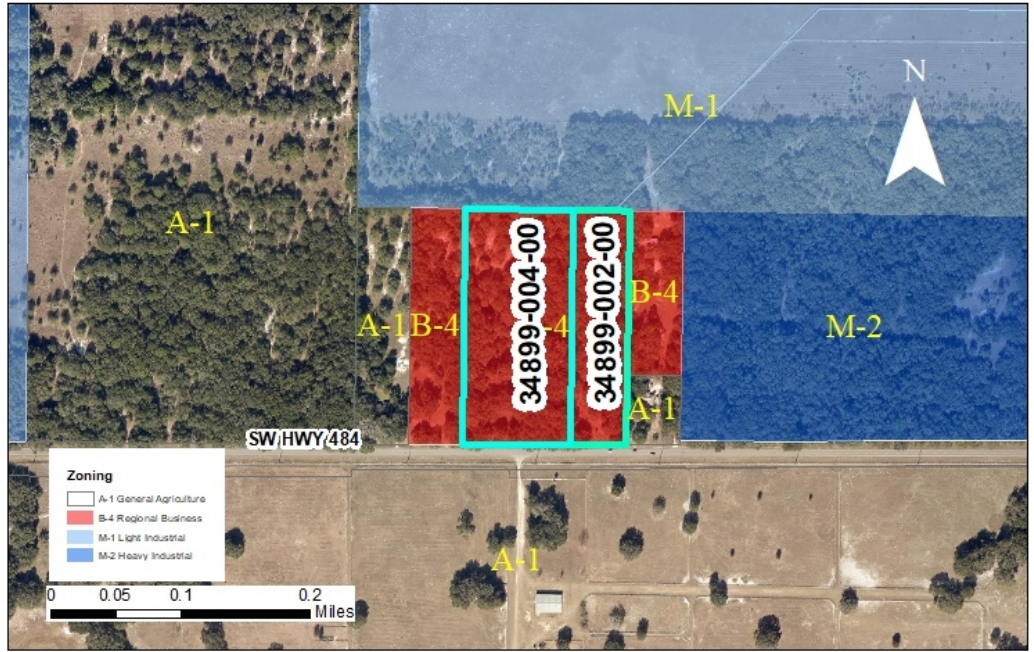
**b. The proposed zoning change is consistent with the current Comprehensive Plan.** The Marion County 2045 Future Land Use Map of the Comprehensive Plan designates the subject property as Employment Center. According to Policy 2.1.23, this land use is intended to provide a mix of business, enterprise, research and development, light to moderate intensity commercial, and light industrial activities. The subject property's request for M-1 Light Industrial, is consistent with the land use and consistent with the Marion County Comprehensive Plan.

**c. The proposed zoning change is compatible with land uses in the surrounding area.** The proposed rezoning to M-1 is consistent with land use of vicinity properties. Dunnellon Airport, zoned M-1, abuts the subject property to the north. There are residential and vacant commercial on its east and west. The land use of employment center and commerce district are in the vicinity of the subject property, which is intended to provide intense (or more) commercial and industrial uses in urban area. Allowing the subject property to rezone to M-1 is consistent with the surrounding area and the long-term plan for the area.

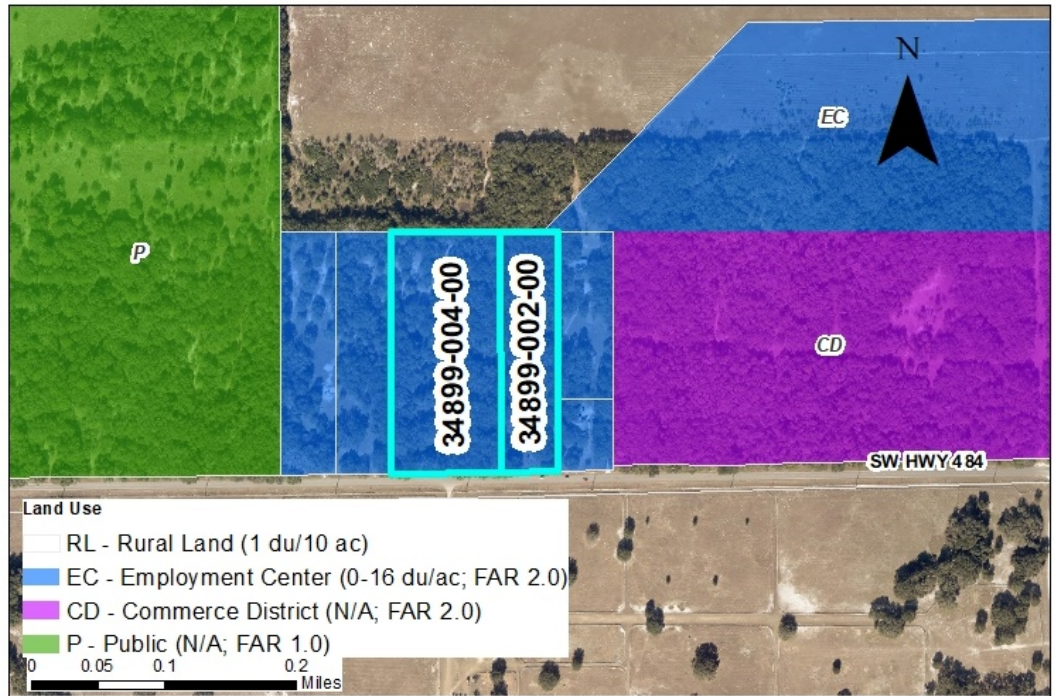
**STAFF RECOMMENDATION: APPROVAL**

**PLANNING & ZONING COMMISSION RECOMMENDATION:  
APPROVAL**

**Zoning (The subject property is zoned B-4, Regional Business)**



**Future land use (The subject property has future land use of employment center.)**



The subject property



SW HWY 484



*Aerial: 210505Z*



*Subject  
Property*

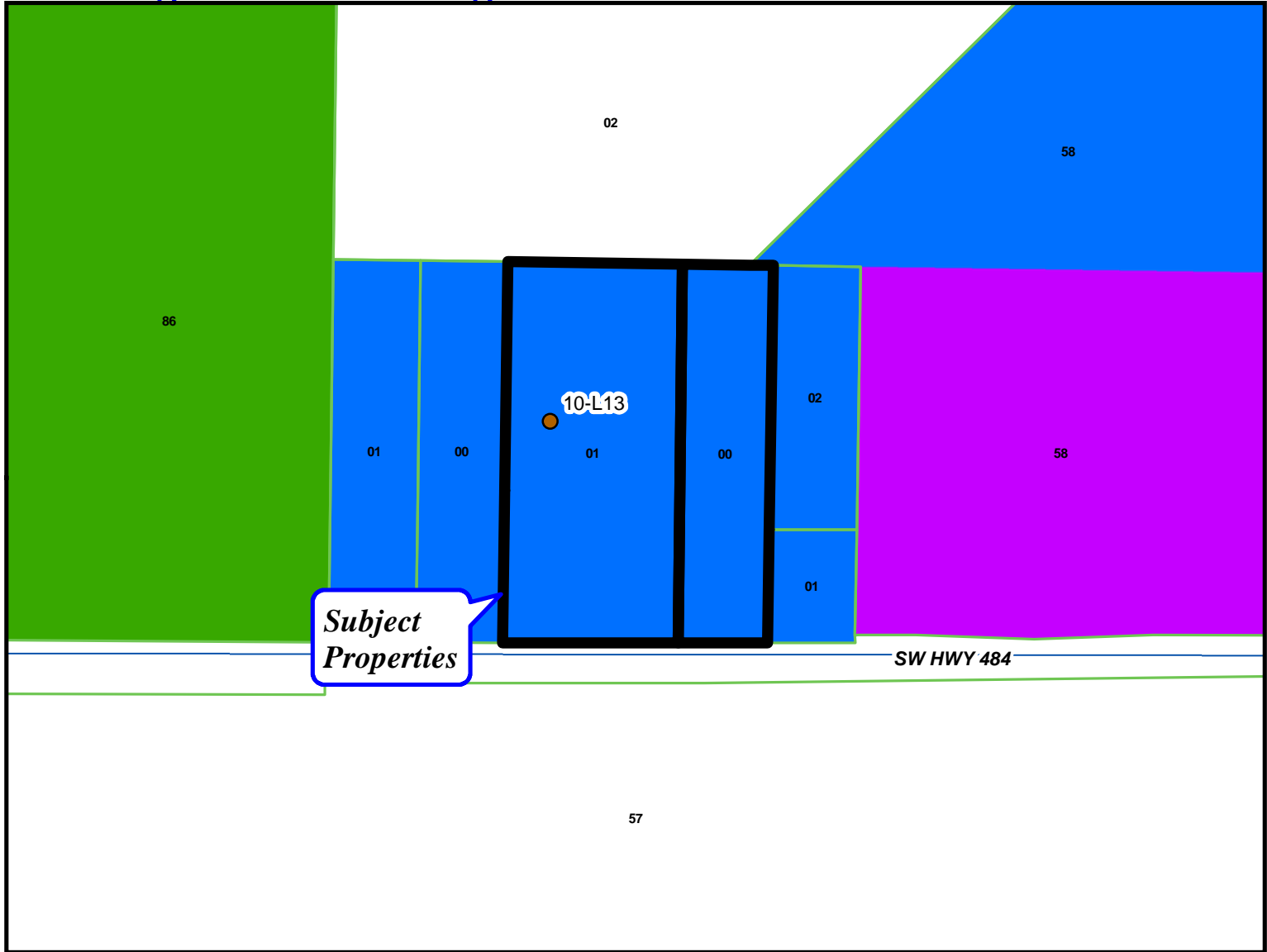
**SW HWY 484**



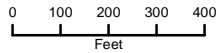
0 100 200 300 400  
Feet





# Existing Land Use Designation 210505Z



**Subject Properties**



<b>Use per MC Property Appraiser</b>		<b>OWNER(S): Jayne M. Ward</b>
01	Single Family Res	<b>AGENT: SAME</b>
50-69/99	Agricultural	
00/10/40/70	Vacant	<b>PARCEL(S): 34899-002-00, 34899-004-00</b>
71	Church	
02	Mobile Home	 <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> 
06-07/11-39	Commercial	
41-49	Industrial	
83-98	Public	
82	Recreation	
03-05/08	Multi-Family	
77	Club/Lodge/Union Hall	

<b>Legend</b>		
• All Amendments	Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)
<b>Policy 1.20</b>	Low Residential (0 - 1 du/ac)	Rural Activity Center (0 - 2 du/ac; FAR 0.35)
	Medium Residential (1 - 4 du/ac)	Rural Community (0 - 3 du/ac; FAR 0.70)
	High Residential (4 - 8 du/ac)	Commercial (0 - 6 du/ac; FAR 1.0)
	Farmland Preservation Area	Public (N/A; FAR 1.0)
	Environmentally Sensitive Overlay Zone (ESOZ)	Commerce District (N/A; FAR 2.0)
		Municipality





Marion County Board of County Commissioners

Growth Services ■ Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

# 2105053
AR#: 26281

PA#: 34899-002-00
and 34899-004-00

APPLICATION FOR REZONING

Application No.: #2105053

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 M-1, for the intended use of:

Sale to a buyer that would conform with the current airport zoning

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

Parcel account number(s): 34899-002-00 and 34899-004-00

Property dimensions: 660 x 988 approximate total Total acreage: 14.83

Directions: South on Hwy 200 to west on Hwy 484, located adjacent to and south of the Mario
Situa: 15869 and 15877 SW Hwy 484, Dunnellan

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

Jayne Ward
Property owner name (please print)
5480 N Shore Rd
Mailing address
Pensacola Florida 32507
City, state, zip code
850-261-6000
Phone number (please include area code)

Applicant or agent name (please print)
Mailing address
City, state, zip code
Phone number (please include area code)

Jayne Ward
Signature

Signature

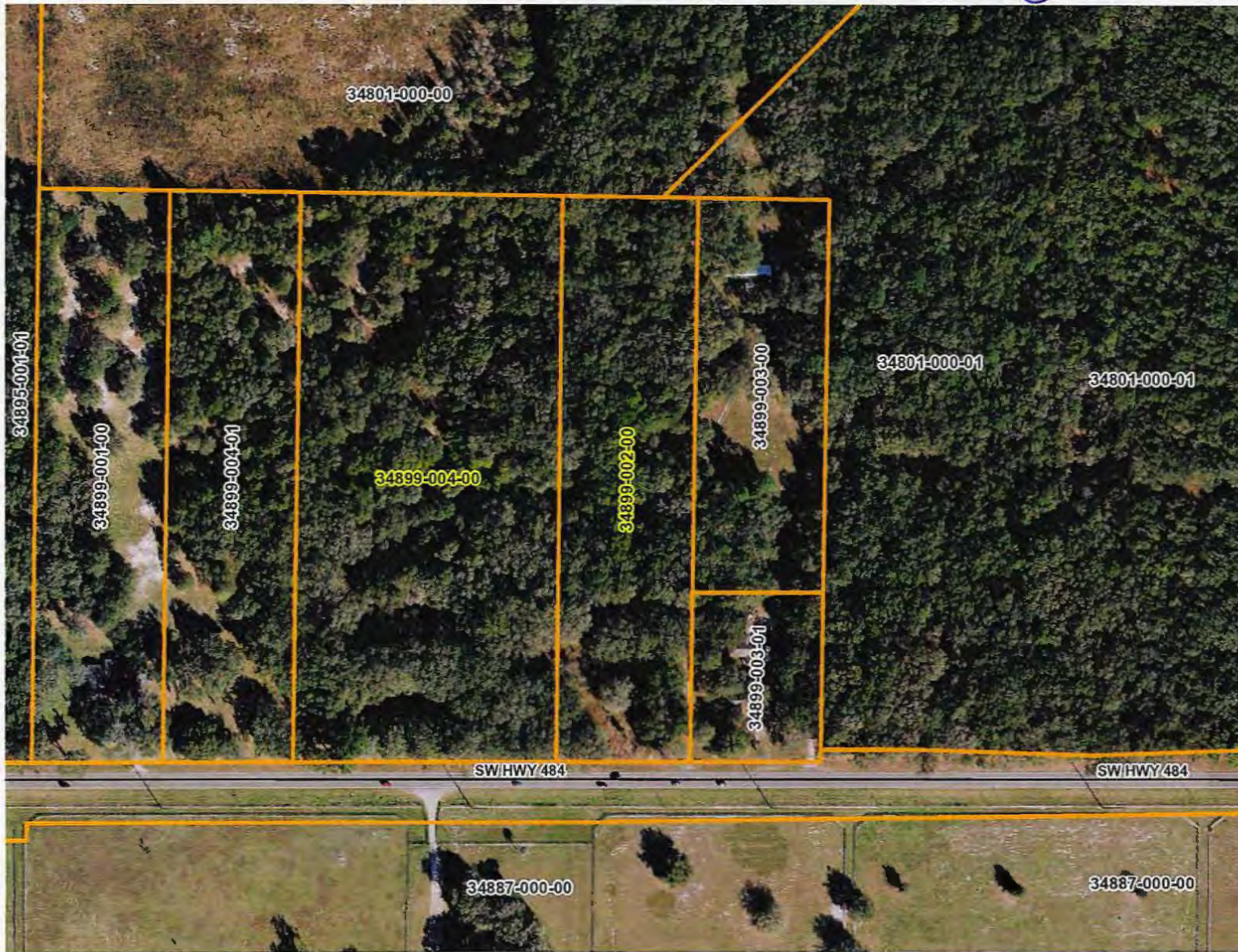
Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present 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 RECEIVED DATE: Oneal Home 2/17/21 ZONING MAP NO.: 61
AR# 26281 Project # 2021020070
FEB 17 2021 Rev. 01/11/2021



2105043



**Legend**

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

1: 3,043

1 in = 0.05 Miles



**Notes**

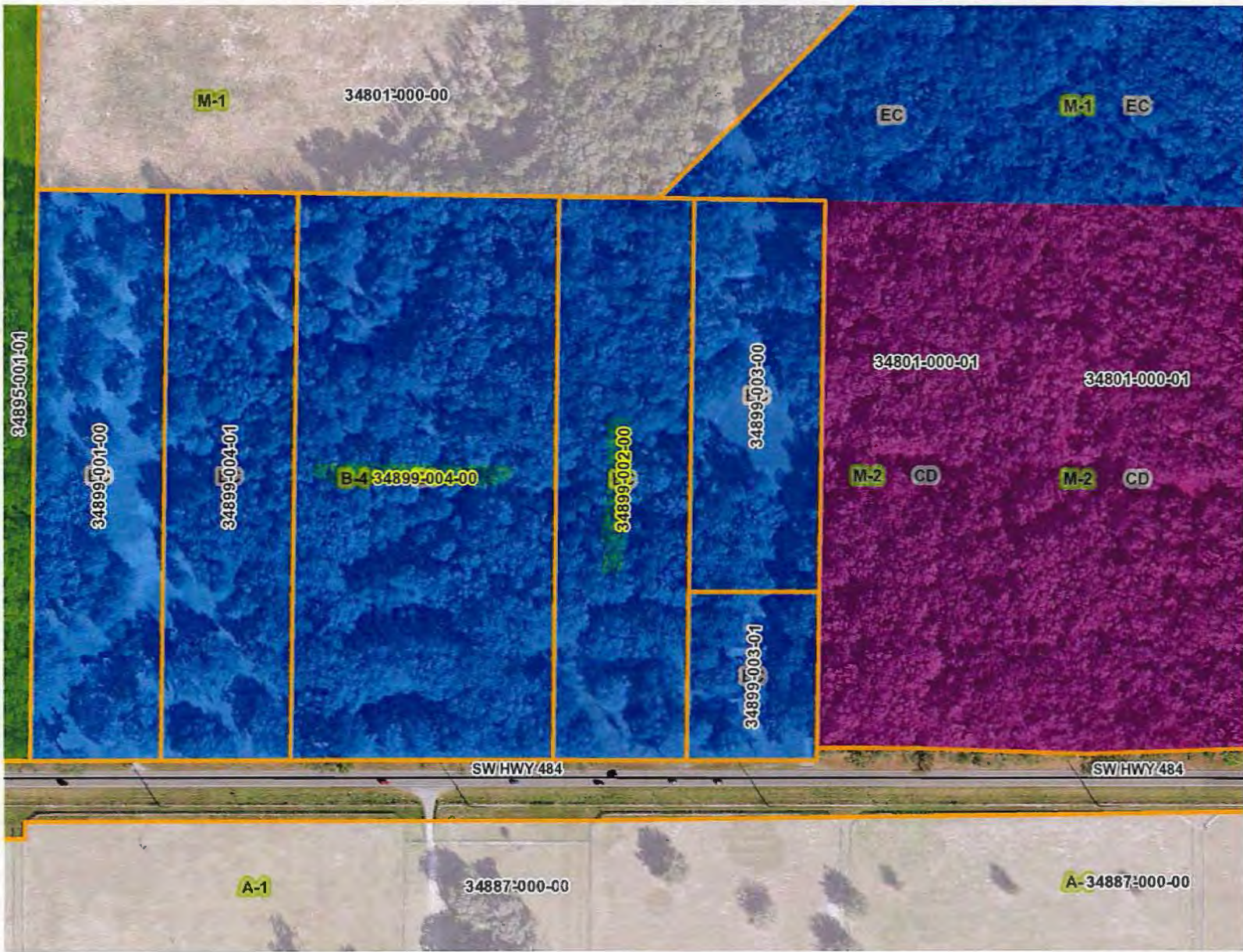
0.1 0 0.05 0.1 Miles

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

Created By:

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: 2/18/2021



**Legend**

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Environmentally Sensitive Overlay
- Future Land Use**
  - Rural Land (1 du/10 ac)
  - Low Residential (0 - 1 du/ac)
  - Medium Residential (1 - 4 du/ac)
  - High Residential (4 - 8 du/ac)
  - Urban Residential (8 - 16 du/ac)
  - Rural Activity Center (0 - 2 du/ac; F)
  - Commercial (0 - 6 du/ac; FAR 1.0)
  - Employment Center (0 - 12 du/ac; F)
  - Commerce District (N/A; FAR 2.0)
  - Public (N/A; FAR 1.0)
  - Preservation (N/A; N/A)
  - Municipality

1: 3,043

1 in = 0.05 Miles



**Notes**

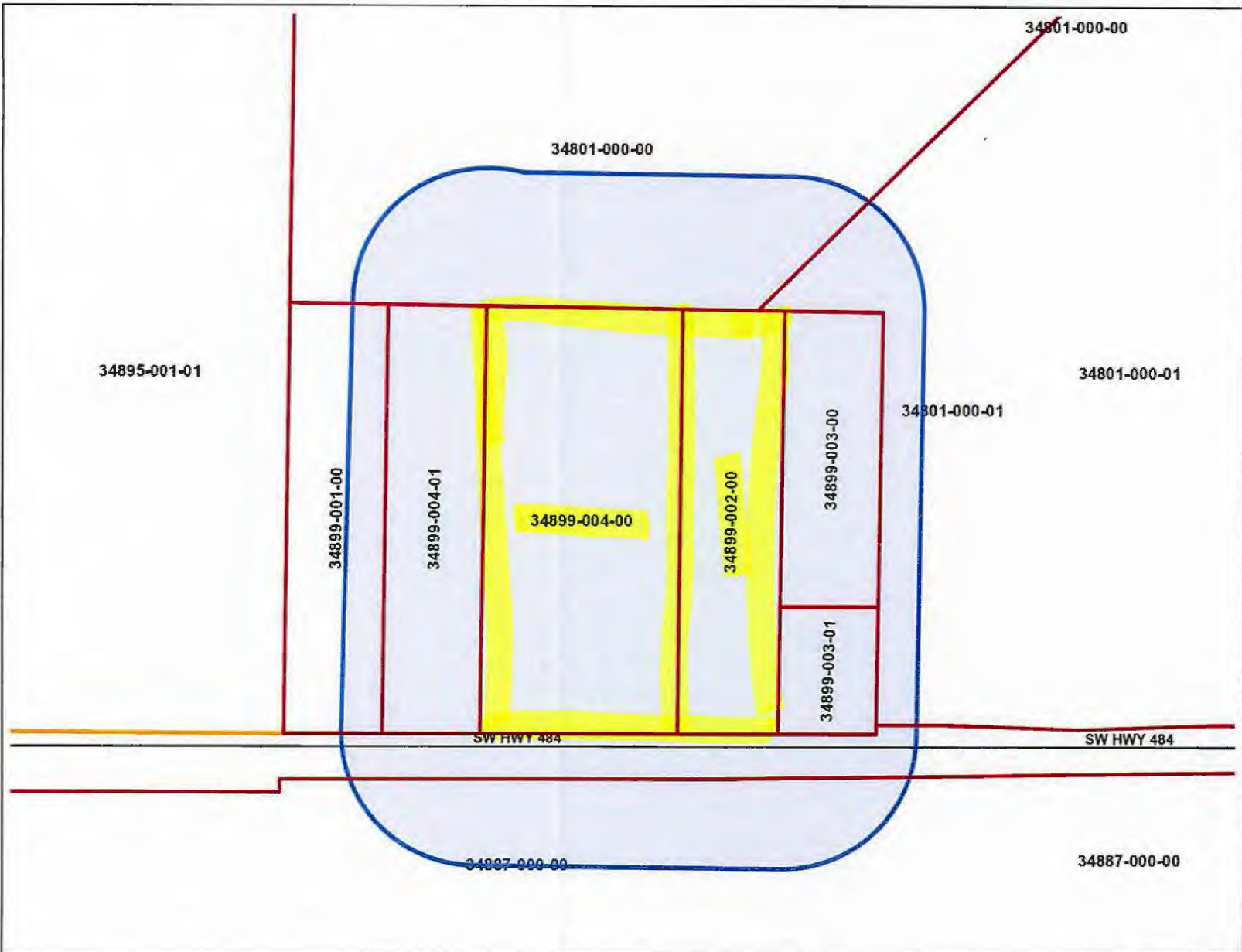
0.1 0 0.05 0.1 Miles

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

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Creation Date: 2/18/2021



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

1: 3,986  
 1 in = 0.06 Miles

**Notes**

Creation Date: 3/17/2021

0.1 0 0.06 0.1 Miles

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

Created By: dp

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