



Marion County Board of County Commissioners

Date: 7/28/2021

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

Item Number
210807Z

Type of Application
Rezoning

Request
From: B-2, Community Business
To: R-1, Single Family Dwelling

Owner/Applicant
Jane Baldwin and Philip Blandeburgo

Parcel #/Acreage
1139-046-000/
±0.89 acres

Location
24390 NE 127th Street

Existing Zoning
B-2 Community Business

Future Land Use
Rural Land

Staff Recommendation
Approval

P&Z Recommendation:
Approval

Project Planner
Ken Weyrauch,
Sr. Planner



Item Summary

Staff is recommending **Approval** of a rezoning request for 24390 NE 127th Street, from B-2, Community Business to R-1, Single Family Dwelling. The request was made in accordance with LDC Sec. 2.7.1, Zoning Change. Staff is recommending approval because the R-1 zoning classification is consistent with the surrounding area and the Los Haven subdivision.

Public Notice

Notice of public hearing was mailed to 26 property owners within 300 feet of the subject property. No written comments have been submitted at the time of this report's distribution. Additional public comments may be available at the public hearing.

Location

The subject parcel is located on NE 127th Street, in Los Haven subdivision, Lots 37 and 46. It is outside of the Urban Growth Boundary and within the Secondary

AR:26773

Springs Protection Zone. The subject property is within the Environmentally Sensitive Overlay Zone(ESOZ) but is not waterfront.

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

ADJACENT PROPERTY CHARACTERISTICS			
Direction	Future Land Use Designation	Zoning	Existing Use per MCPA Property Code
North	Rural Land	R-1, Single Family Dwelling	Mobile Home
South	Rural Land	B-5, Heavy Business	Residential
East	Rural Land	R-1, Single Family Dwelling	Vacant Residential
West	Rural Land	B-2, Community Business	SFR/Dog Grooming

Infrastructure

Access is from NE 127th ST, a private subdivision roadway

Road	Classification	Maintenance	Existing Conditions			
			Surface	No. Lanes	R/W Min. Width	R/W Deficiency
NE 127th ST	Subdivision Local (private)	Private	Unpaved	2	50'+5'	0'

Water/Sewer services lie within the Marion County Utilities Municipal Service Area. In the event that connection is not required, utilities are to be provided on site by Applicant.

Utility	Service Area
Water	MCU/ Private well
Sewer	MCU/ Private septic

Request

The applicant is requesting a zoning change from B-2, Community Business to R-1, Single Family Dwelling. The subject property consists of two lots within Lost Haven Subdivision, one lot is zoned R-1 and the other is zoned B-2 but they are both the same parcel. The request is a result of the applicant wanting to build an accessory storage building with electric on the property within the B-2 zoned portion of the property.

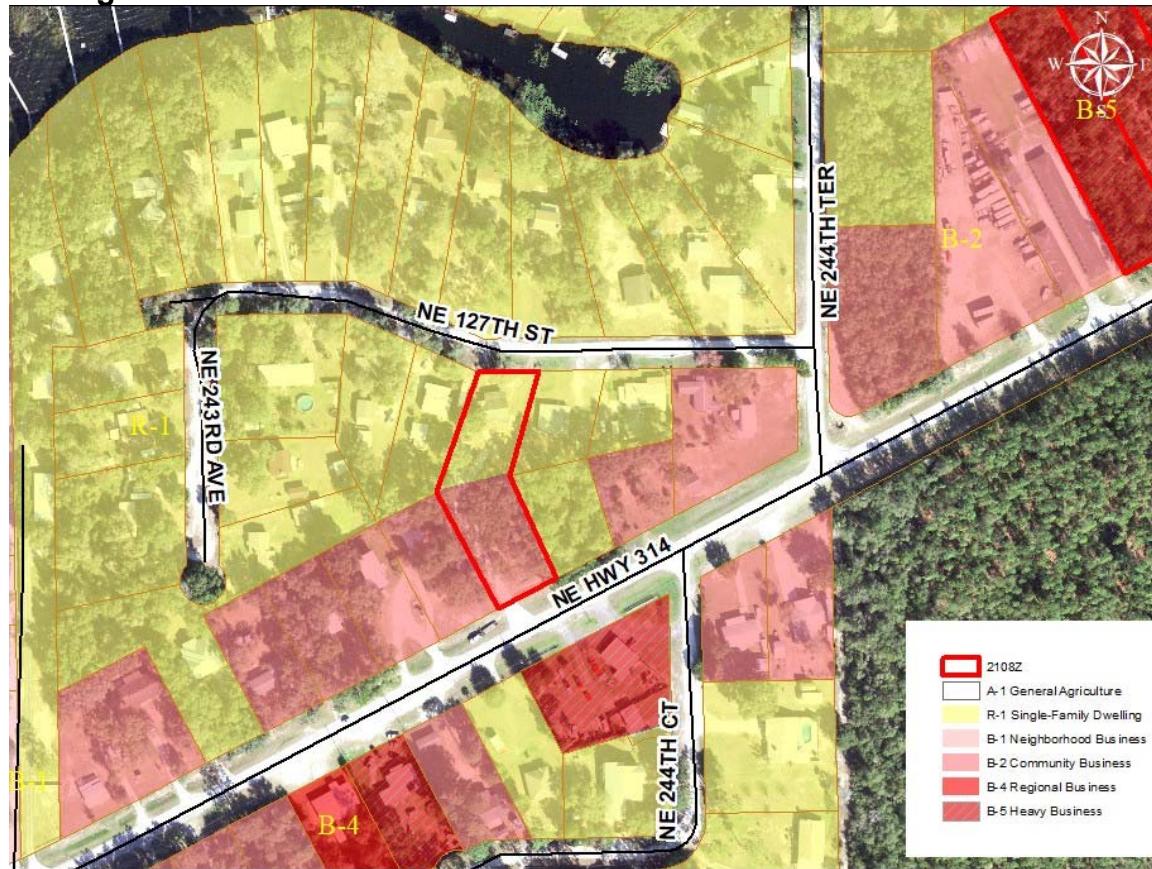
Analysis

In reaching its decision, the Board of County Commissioners shall find that the following exist:

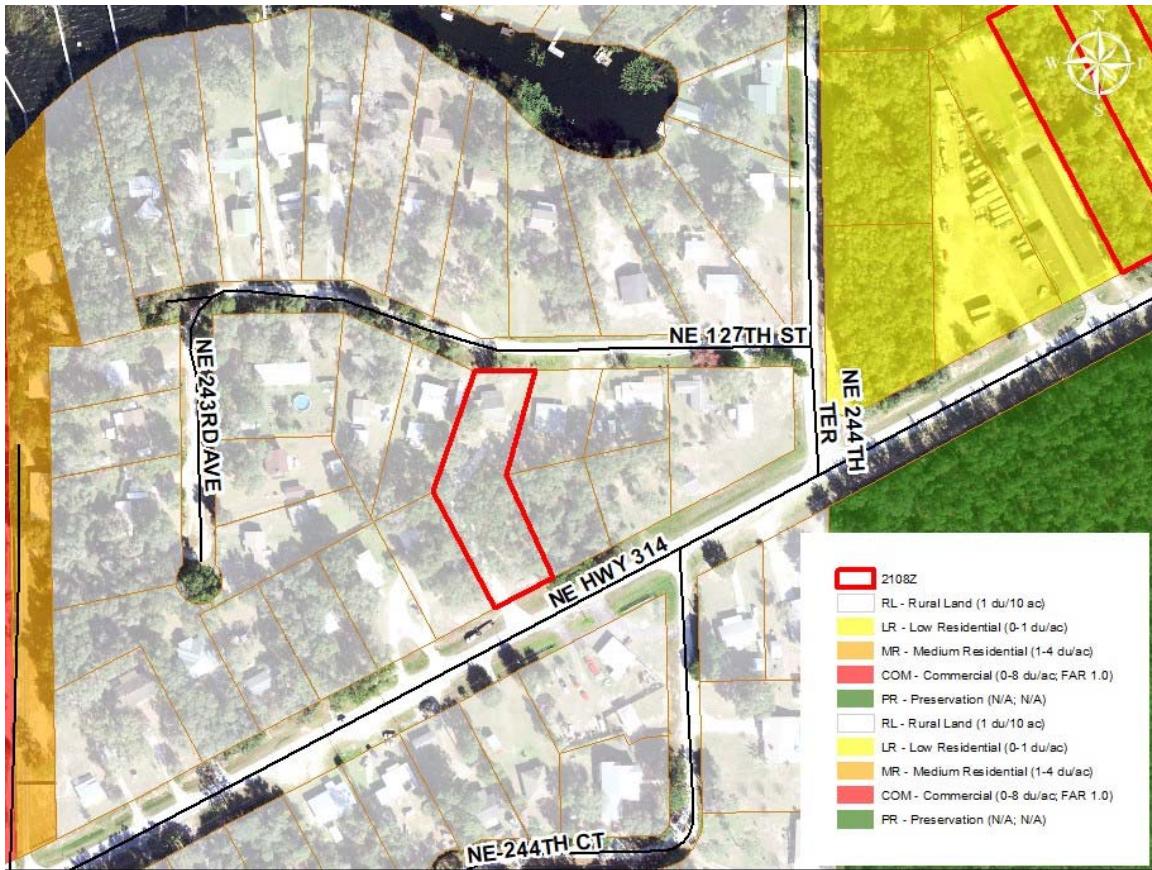
- 1. Granting the proposed Rezoning will not adversely affect the public interest.** The subject parcel consists of two lots within the Los Haven Subdivision. Half of the subject property is currently zoned R-1, Single Family Dwelling. The Los Haven subdivision was created in 1958 and is historically single-family residential in character.
- 2. The proposed Rezoning 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.
- 3. The proposed Rezoning is compatible with land uses in the surrounding area.** The proposed rezoning to R-1 is consistent with the land use of vicinity properties. The subdivision, Los Haven, is primarily single family homes and residential in character.

Planning & Zoning staff recommends Approval of this rezoning request.

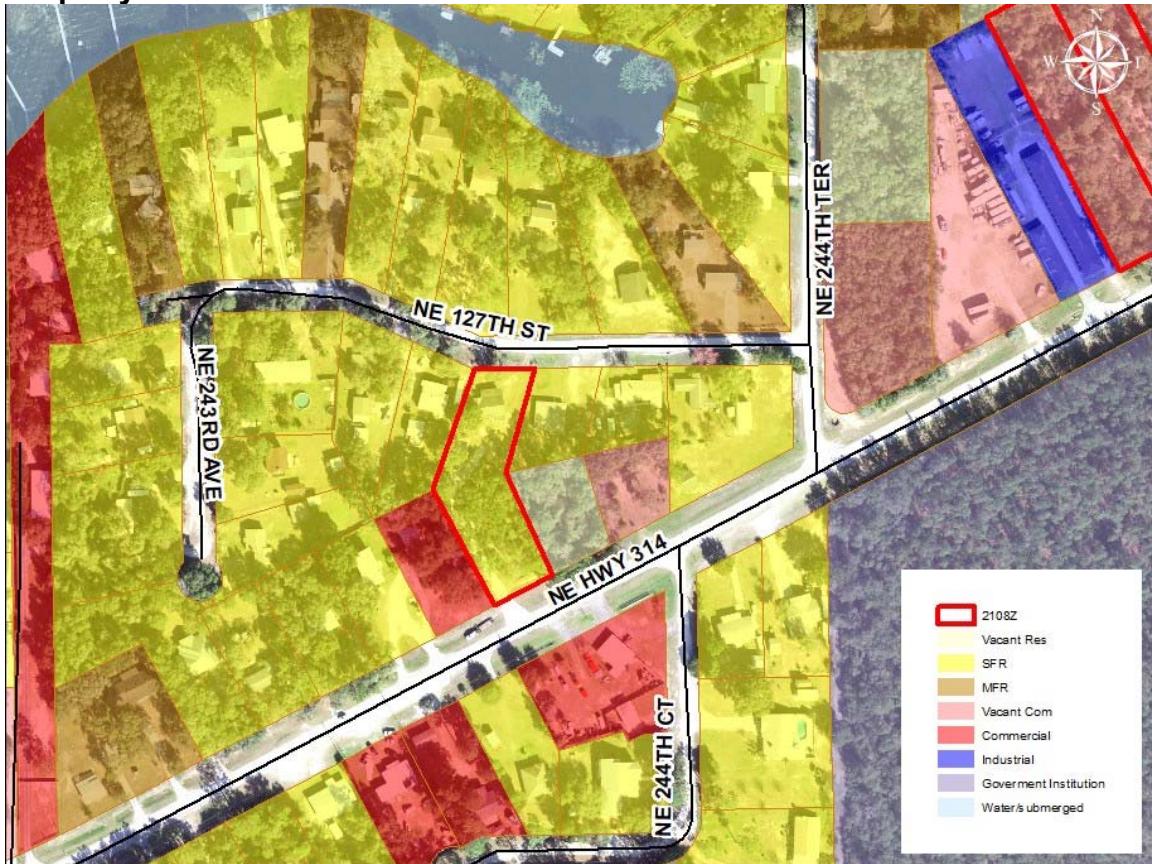
Zoning



Land Use



Property Use



Aerial: 210807Z



Existing Land Use Designation 210807Z



Use per MC Property Appraiser	OWNER(S): Jane Baldwin and Philip Blandeburgo	
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	

AGENT: Same

PARCEL(S): 1139-046-000 (includes lot -037)

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.



Legend

- All Amendments
- Rural Land (1 du/10 ac)
- Urban Residential (8 - 16 du/ac)
- Employment Center (0 - 12 du/ac; FAR 2.0)
- Low Residential (0 - 1 du/ac)
- Rural Activity Center (0 - 2 du/ac; FAR 0.35)
- Commerce District (N/A; FAR 2.0)
- Medium Residential (1 - 4 du/ac)
- Rural Community (0 - 3 du/ac; FAR 0.70)
- Public (N/A; FAR 1.0)
- High Residential (4 - 8 du/ac)
- Commercial (0 - 6 du/ac; FAR 1.0)
- Preservation (N/A; N/A)
- Farmland Preservation Area
- Environmentally Sensitive Overlay Zone (ESOZ)
- Municipality

Policy 1.20





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

210807 3

AR# 26773

PA# 1139-046-000

APPLICATION FOR REZONING

Application No.: 2108073

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-2 ✓
to R-1, for the intended use of:

Storage with Electric

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

Parcel account number(s): 1139-046-000 1

Property dimensions:

Directions: • 89 115' 78' 100' Total acreage: .89 ✓
Los Haven Lot 37.46 ✓

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

Baldwin, Jane ✓
Blandenburg, Philip

Property owner name (please print)

24390 NE 127th St. ✓

Mailing address

Salt Springs, FL 32134

City, state, zip code

352-299-7707

Phone number (please include area code)

Jane Baldwin

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: KW DATE: 5/13/2021

ZONING MAP NO.: 393

AR# 26773 RL

Proj. # 2021050057

"Meeting Needs by Exceeding Expectations"

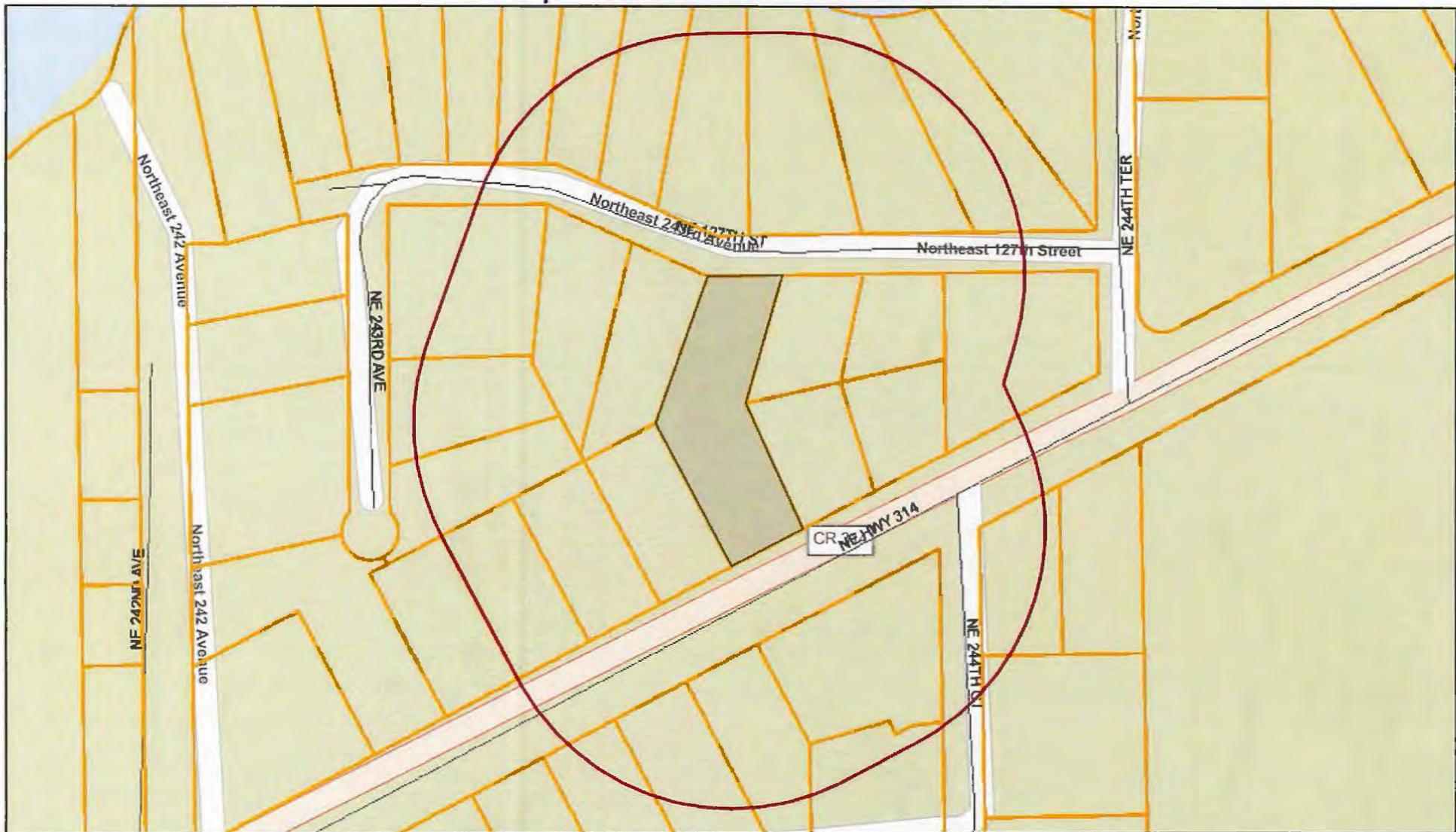
25/13/25
"Los Haven"

www.marioncountylfl.org

LOS HAVEN
Plat Book F Page 36
Lots 37 & 46

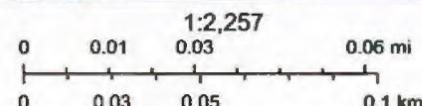


#210867.Z BALDWIN/BLANDEBURGO



5/25/2021, 1:03:44 PM

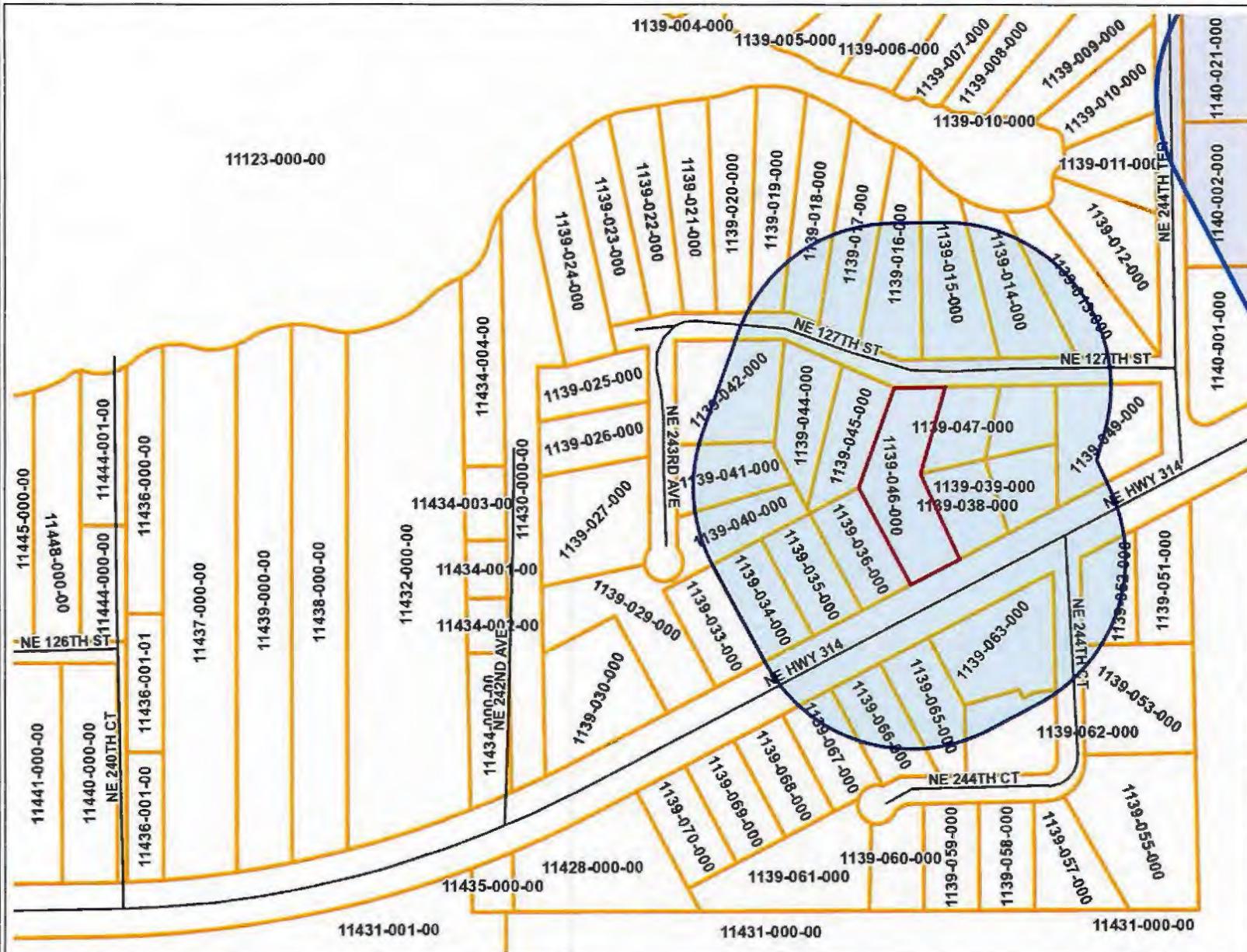
- Marion County
- Parcels
- Municipalities
- Streets



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Marion County Board of County Commissioners

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0.1 Miles

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: 3.258

1 in = 0.05 Miles



Notes

AGENT: N/A

Creation Date: 6/14/2021