



# 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 127<sup>th</sup> 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(ESOV) 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.

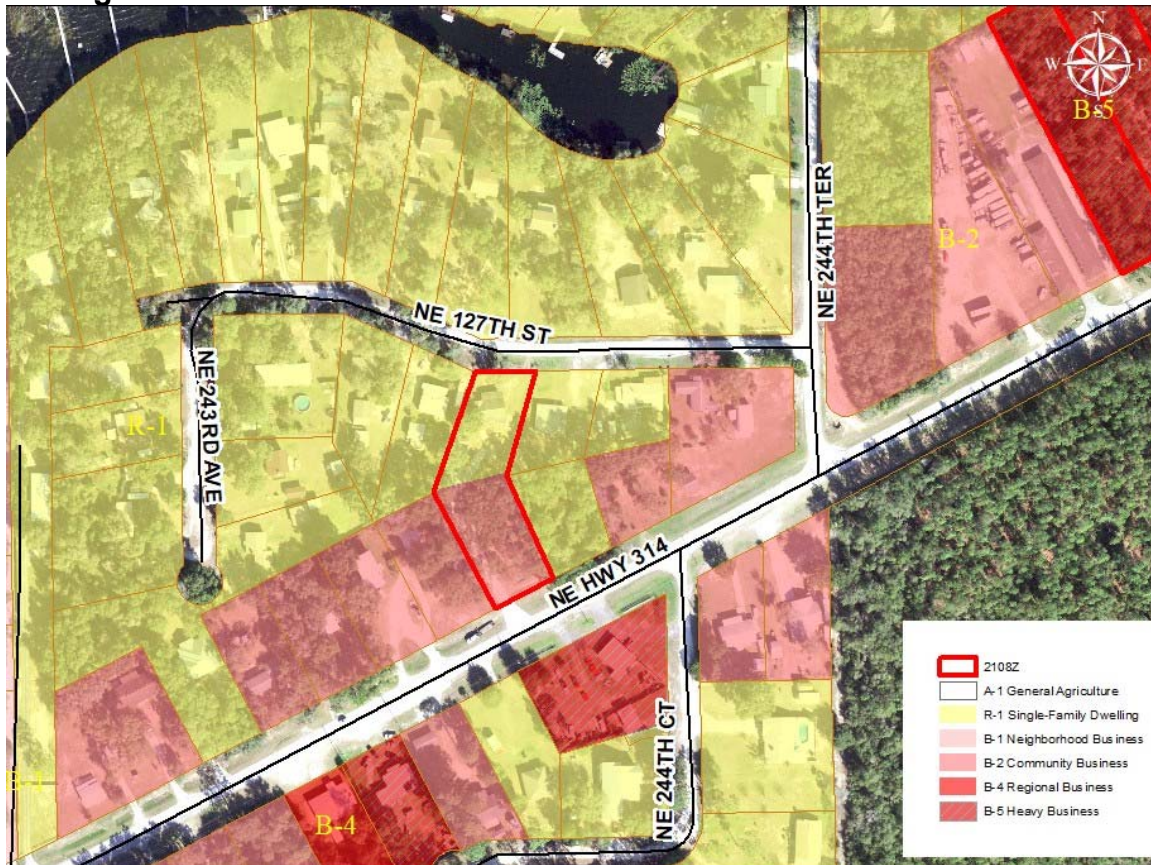
## Analysis

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

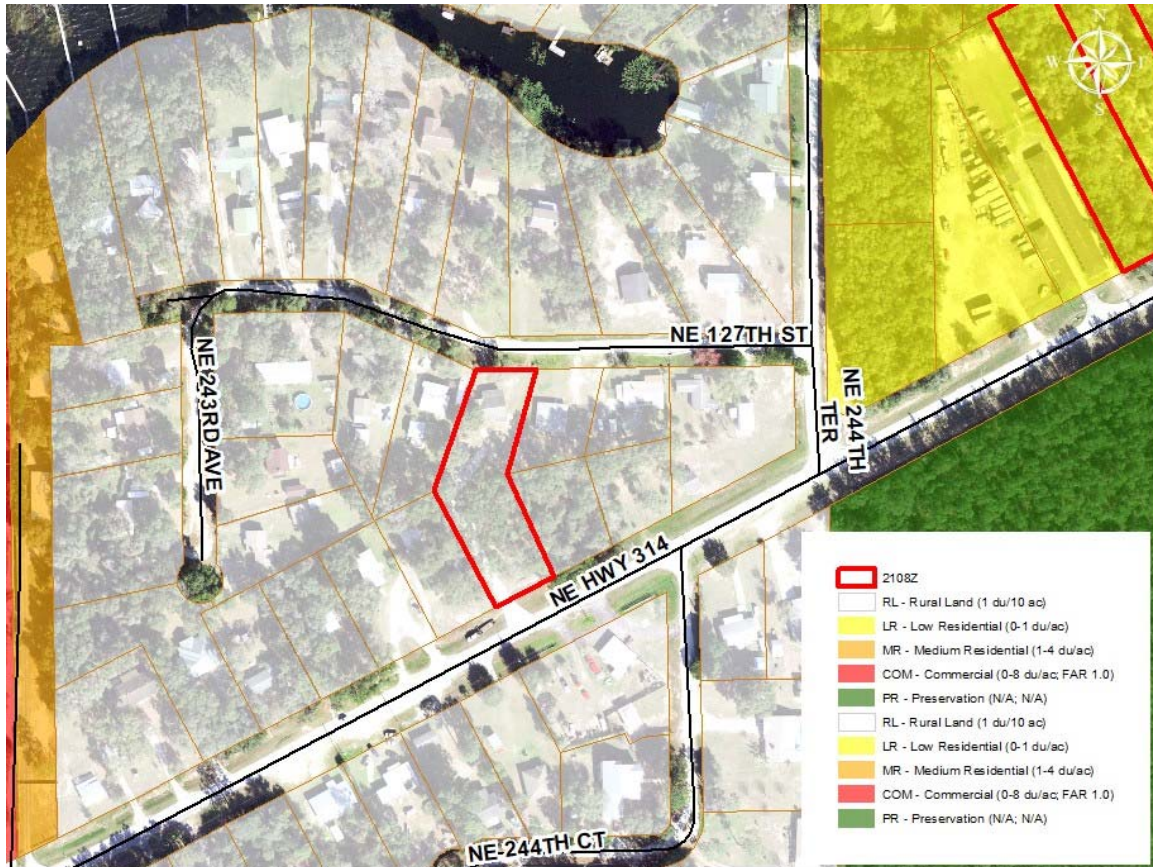
1. **Granting the proposed Rezoning will not adversely affect the public interest.** The subject parcel consists of two lots within the Los Haven Subdivision. Half of the subject property is currently zoned R-1, Single Family Dwelling. The Los Haven subdivision was created in 1958 and is historically 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.

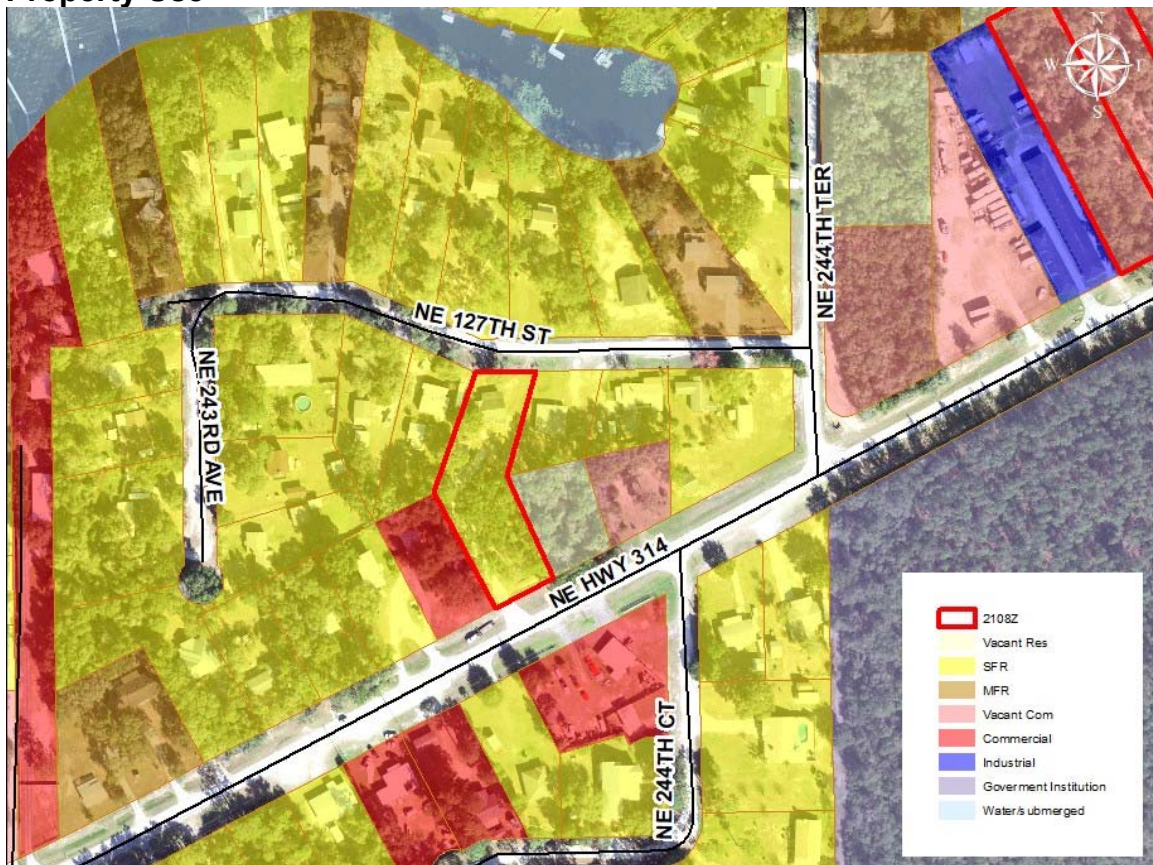
## Zoning



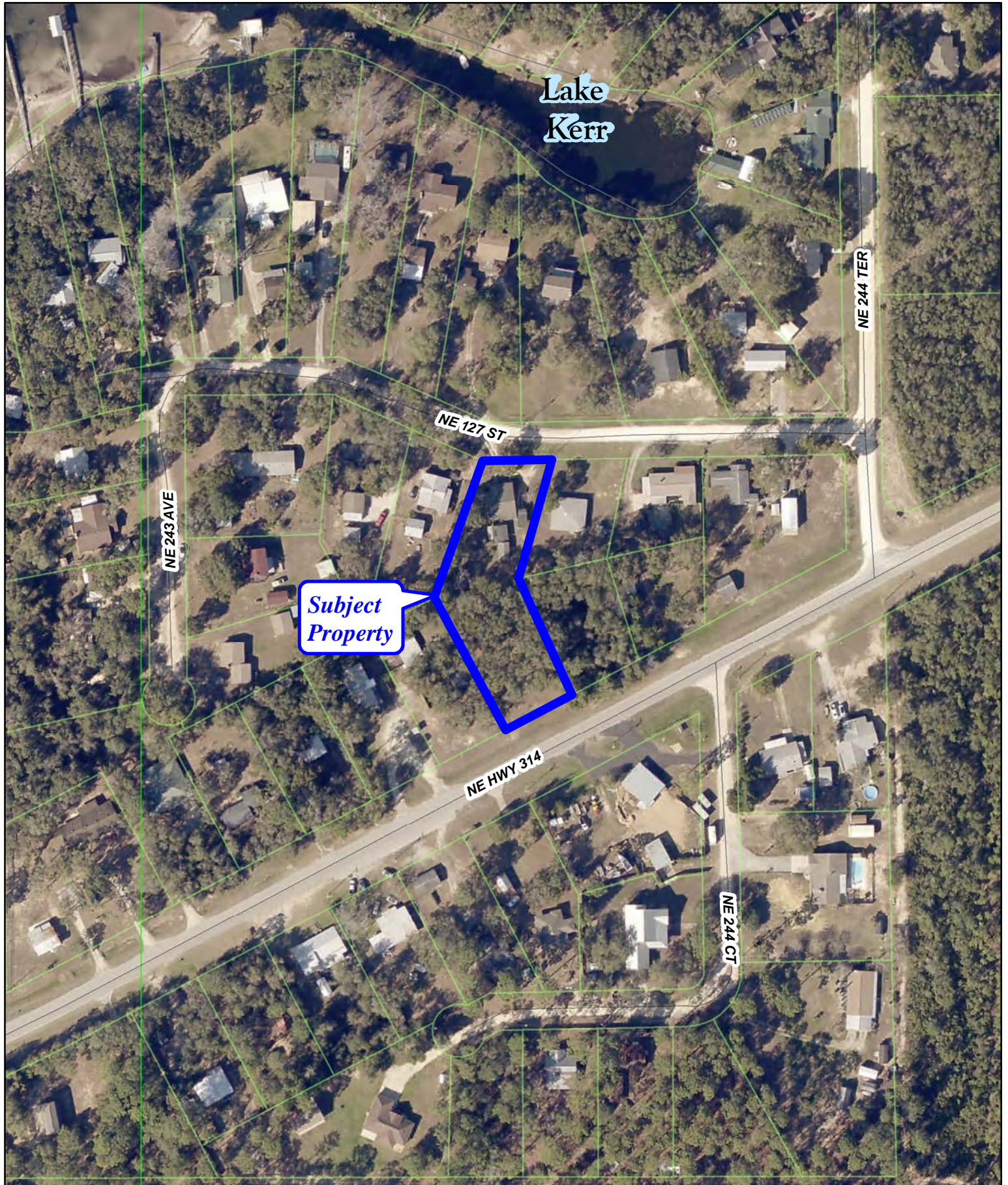
## Land Use



## Property Use



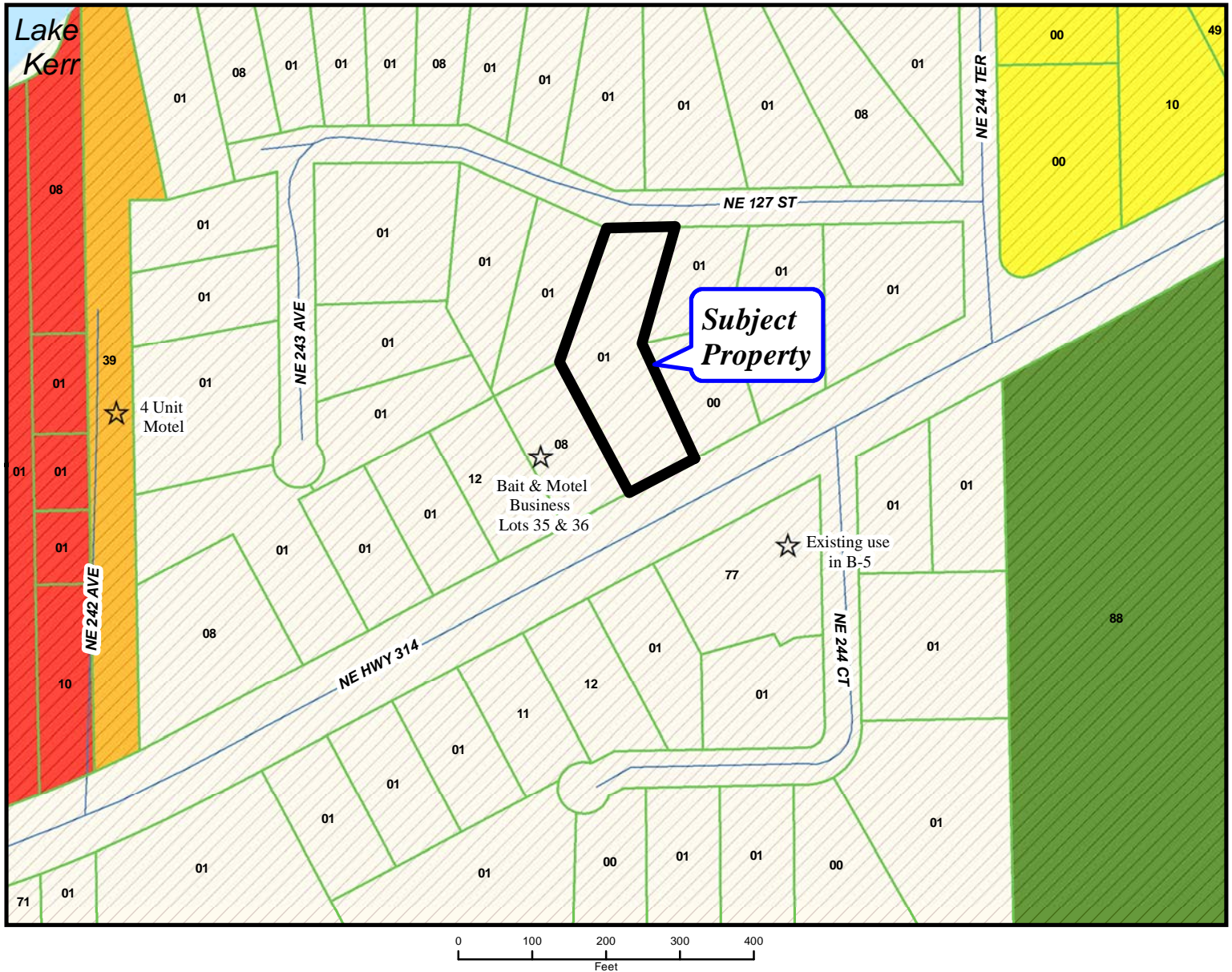
*Aerial: 210807Z*




0 100 200 300 400  
Feet



# Existing Land Use Designation 210807Z



Use per MC Property Appraiser		OWNER(S): Jane Baldwin and Philip Blandeburgo	
01	Single Family Res	AGENT: Same	
50-69/99	Agricultural		
00/10/40/70	Vacant	PARCEL(S): 1139-046-000 (includes lot -037)	
71	Church		
02	Mobile Home	<div>  <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> </div>	
06-07/11-39	Commercial		
41-49	Industrial		
83-98	Public		
82	Recreation		
03-05/08	Multi-Family		
77	Club/Lodge/Union Hall		

## Legend

• All Amendments	Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)	Employment Center (0 - 12 du/ac; FAR 2.0)
<b>Policy 1.20</b>	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

Paid Cash



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

#2108073

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 ✓

Property dimensions: 115' Total acreage: .89 ✓

Directions: .89 8' 100' 7' 6" 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 ✓ and  
Blandeburgo, 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

spintstarblue@aol.com

Jane Baldwin

Applicant or agent 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)

Philip Blandeburgo  
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# RL 26773

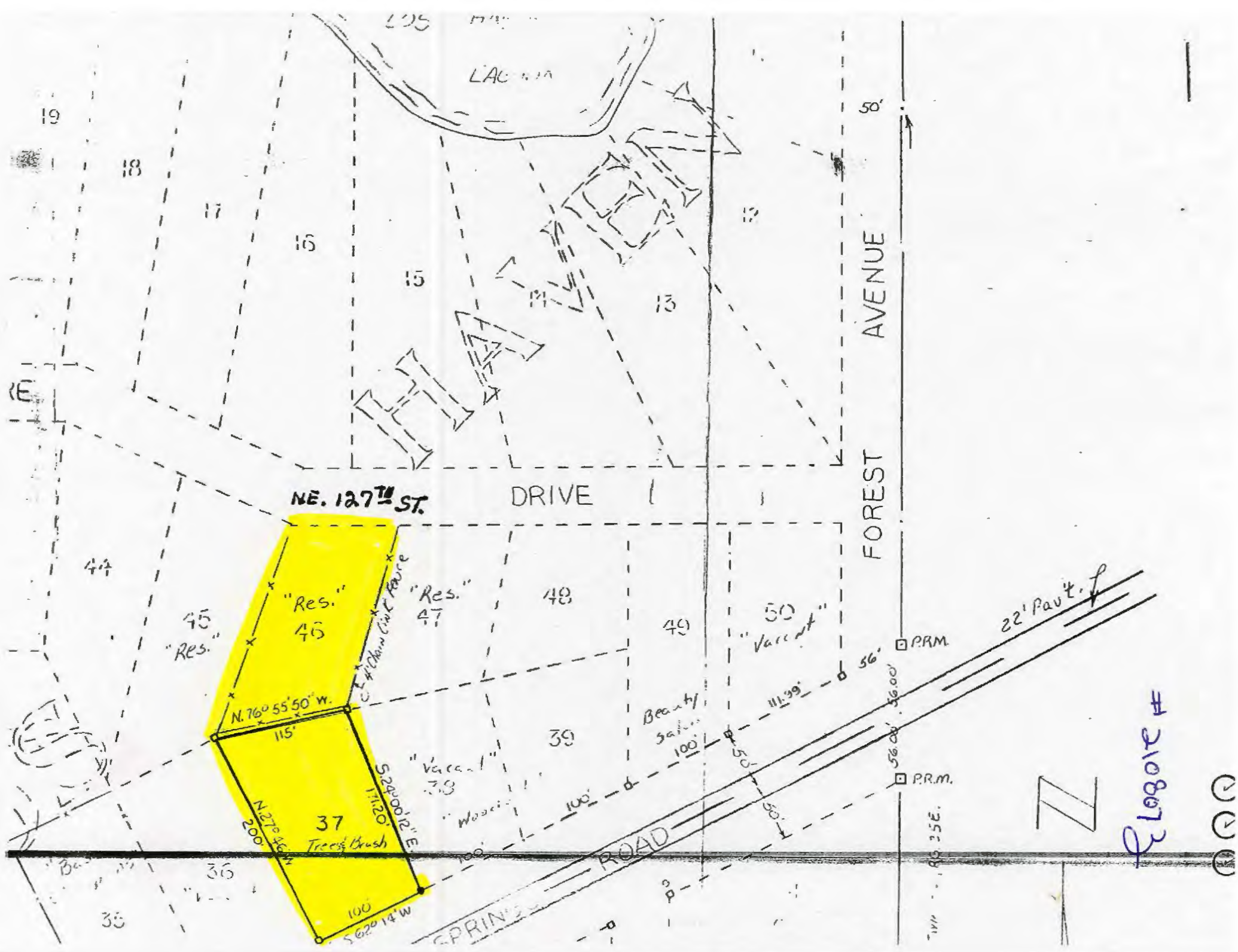
25/13/25 Proj. # 2021050057

"Meeting Needs by Exceeding Expectations"

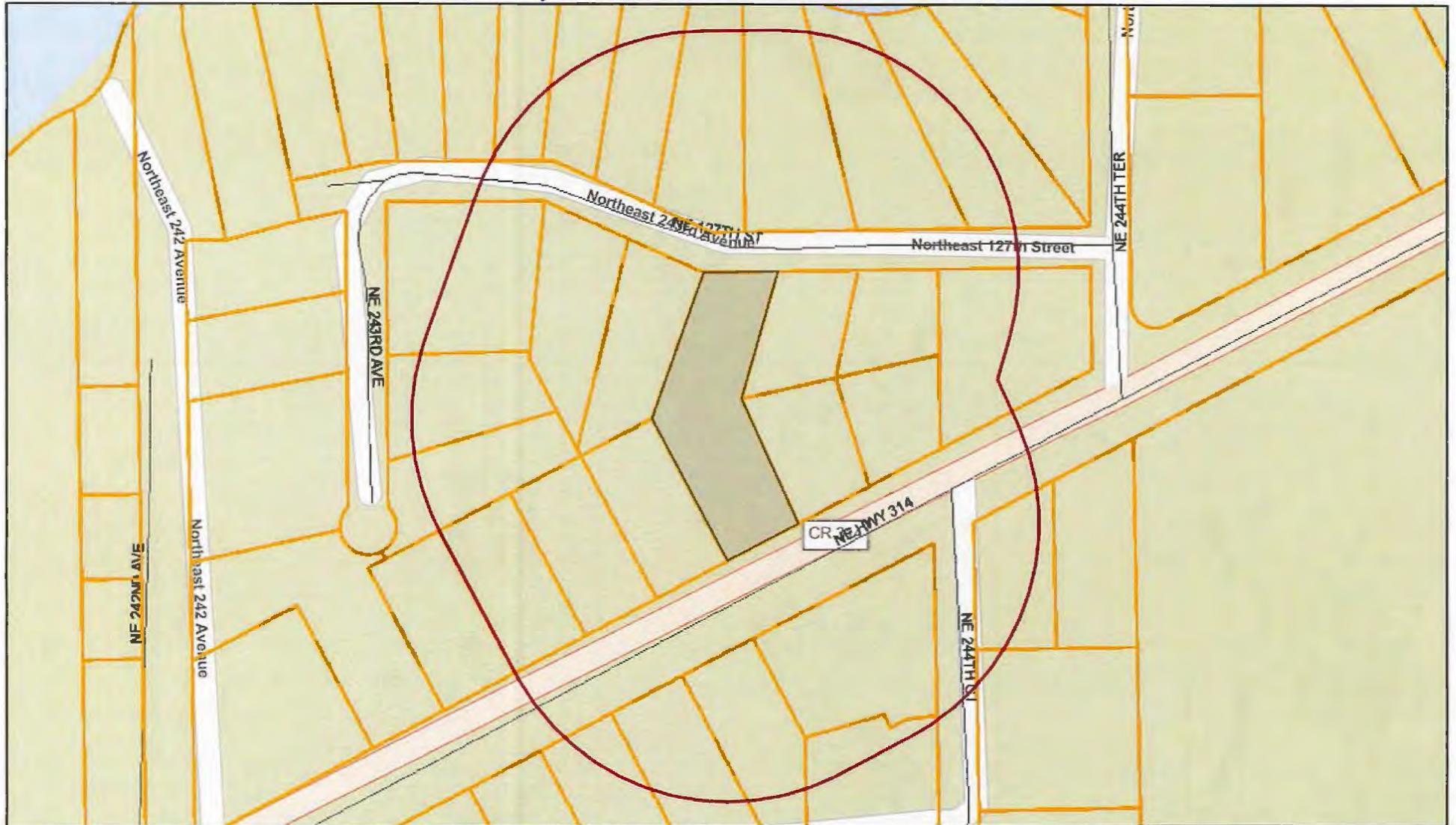
www.marioncountytfl.org

LOS HAVEN  
Plat Book F Page 36  
Lots 37 + 46

"Los Haven"



# #210867.Z BALDWIN/BLANDEBURGO



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

Marion County
  Parcels
  Municipalities
  Streets

1:2,257  
 0 0.01 0.03 0.06 mi  
 0 0.03 0.05 0.1 km

Marion County ITGIS, E911, and Office of the County Engineer, Marion County  
 Property Appraiser, Map data © OpenStreetMap contributors, Map layer by Esri,  
 Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,  
 NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,



Marion County Board of County Commissioners

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210807Z - BALDWIN and BLANDEBURGO



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

1: 3,258

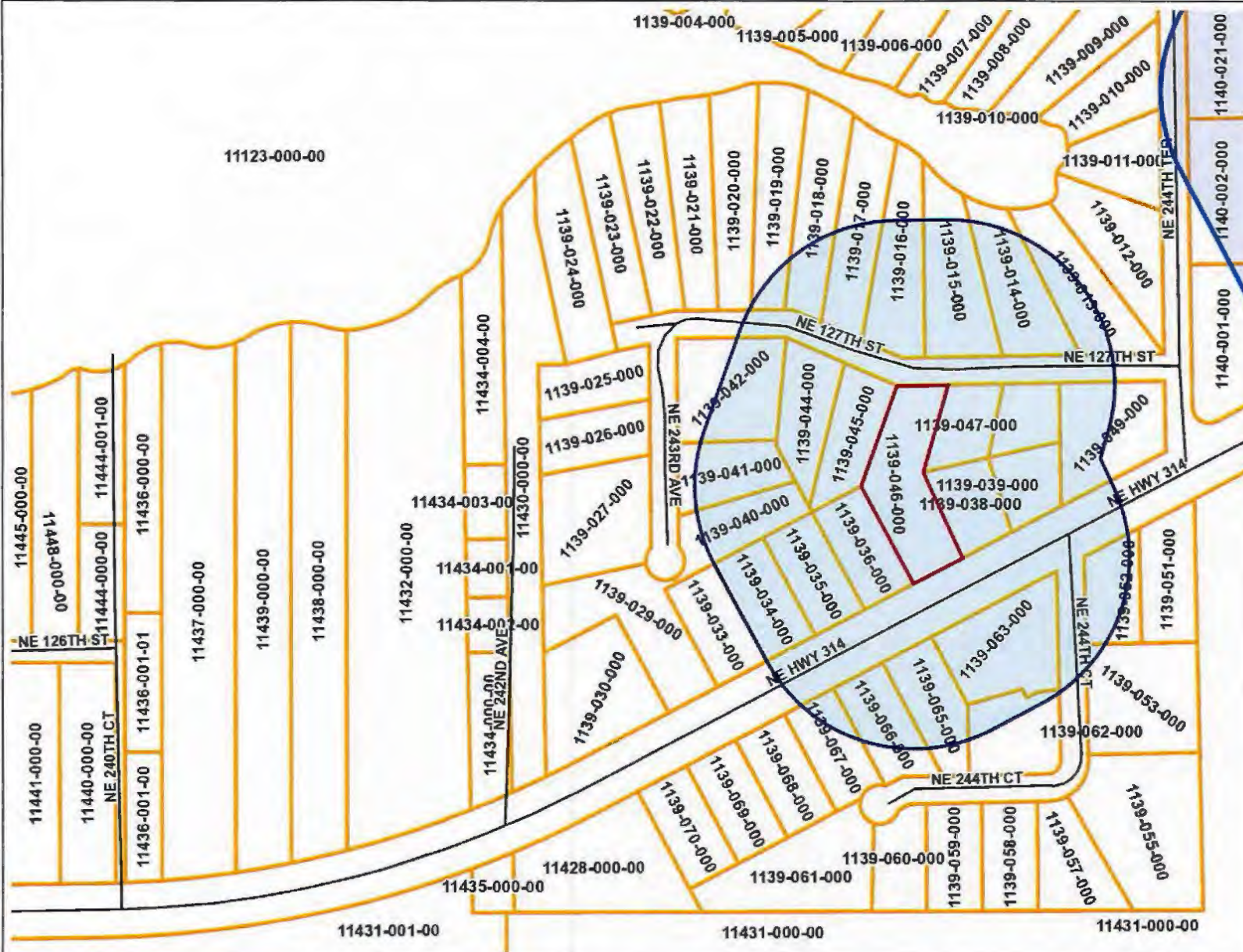
1 in = 0.05 Miles



## Notes

AGENT: N/A

Creation Date: 6/14/2021



0.1 0 0.05 0.1 Miles

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.