



# Marion County Board of County Commissioners

Date: 5/3/2022

P&Z: 4/25/2022 BCC: 5/17/2022

**Item Number**

**220505Z**

**AR:28086**

**Type of Application**  
Rezoning

**Request**

**From:** R-O, Residential  
Office

**To:** R-1, Single Family  
Dwelling

**Owner/Applicant**

Platinum Property Pros,  
LLC/ Jerod Leidell

**Parcel #/Acreage**

9022-0467-28/ ±0.28 ac

**Future Land Use**

Commercial

**Staff Recommendation**

Approval

**P&Z Recommendation:**

Approval  
(ON CONSENT)

**Project Planner**

Kenneth Weyrauch,  
Sr. Planner



## Item Summary

Staff is recommending **Approval** of the rezoning request from R-O, Residential Office, to R-1, Single-Family Dwelling. The request was made in accordance with Land Development Code (LDC) Sec. 2.7.1, Zoning Change. Staff is recommending approval of the rezoning because the requested zoning is consistent with the Land Use and consistent with the surrounding residential neighborhood.

## Location

The subject property is located at 177 Almond Road, in Silver Springs Shores Unit 22.

## Public Notice

Notice of the public hearing was mailed to 26 property owners within 300 feet of the subject properties. No oral or written comments in opposition have been received at the time of this report's distribution.

## Analysis

The subject property is in Silver Springs Shores, Unit 22, and within the formal Urban Growth Boundary. The property has a single-family residence (3-2) that was built in 1987. The property is zoned R-O, Residential Office but has always been used as a residential structure. The previous owner used one of the rooms as a surveyor's office. The request to change the zoning from R-O, Residential Office to R-1, Single Family Dwelling is consistent with the existing property's development and consistent with the adjacent properties to the east and south.

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 proposed rezoning is consistent with the surrounding area and will not adversely affect the public interest.
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 Commercial (1.0 FAR or 0-8 du/ac). Since Commercial Land Use has a residential component, this request is consistent with the land use.
3. **The proposed Rezoning is compatible with land uses in the surrounding area.** The properties to the north, east, and south of the subject property are all single-family homes in R-1, Single Family Dwelling zoning. The proposed use of the property is single-family which is consistent with the proposed zoning change and the surrounding area.

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	High Residential	R-1, Single Family Dwelling	SFR
South	High Residential	R-1, Single Family Dwelling	SFR
East	High Residential	R-1, Single Family Dwelling	SFR
West	Commercial	R-O, Residential Office	Salon

## Infrastructure

Access to the subject property is on Almond Road from SE 58<sup>th</sup> Avenue. Almond Road is a county maintained major local road. A single-family residence will produce less traffic than many of the uses within the R-O zoning classification.

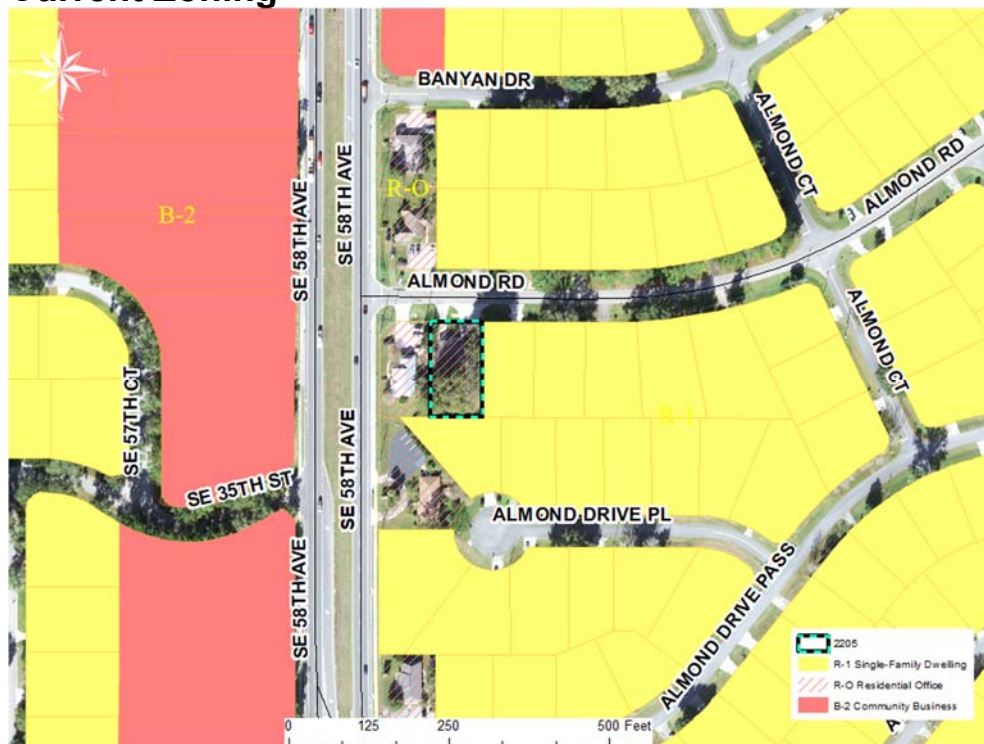
## Utilities

Marion County Utilities service area. FOR EXISTING STRUCTURE - mandatory connection for utilities not already connected is allowed by the State, but not currently enforced by Marion County. When respective utilities



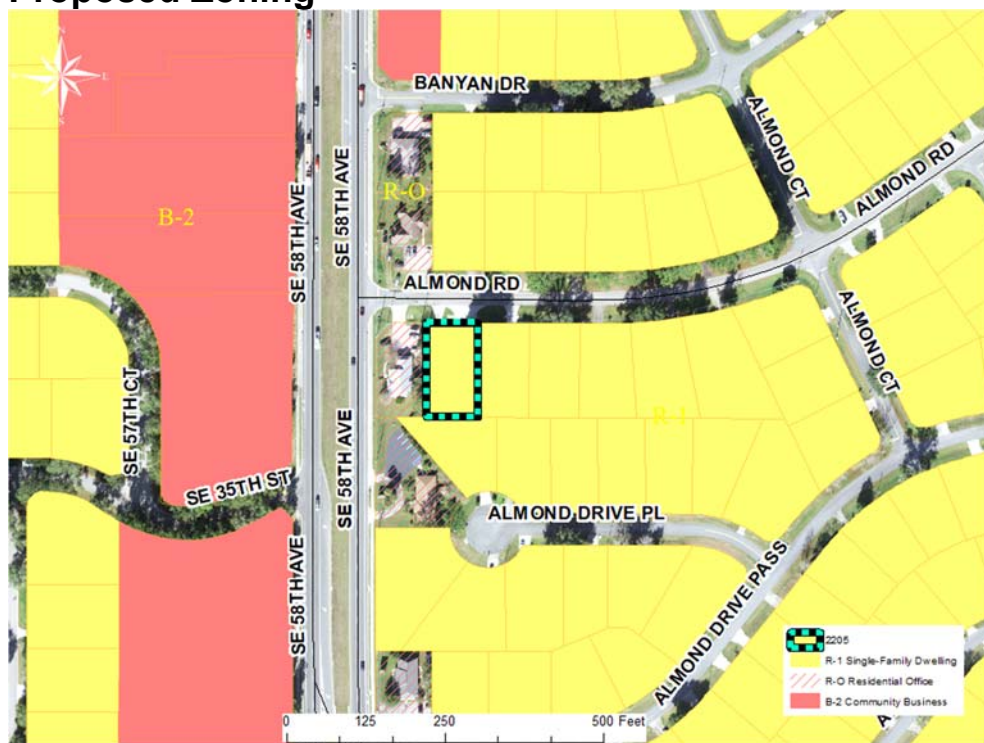
becomes available, connection shall be made within 365 days' notice. This property is located within the Silver Springs Primary Springs protection zone.

### Current Zoning



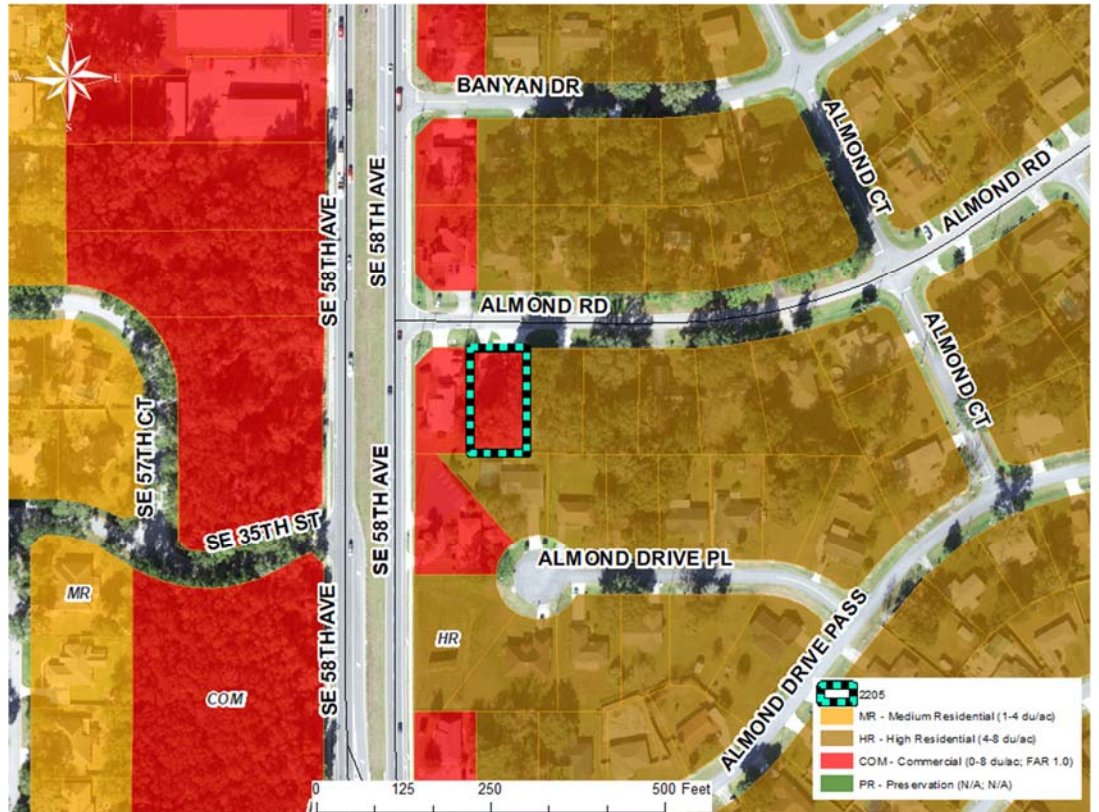
Marion County Zoning Map

### Proposed Zoning



Proposed Zoning

## Future Land Use

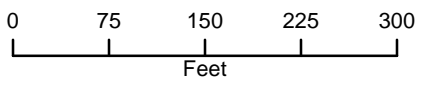
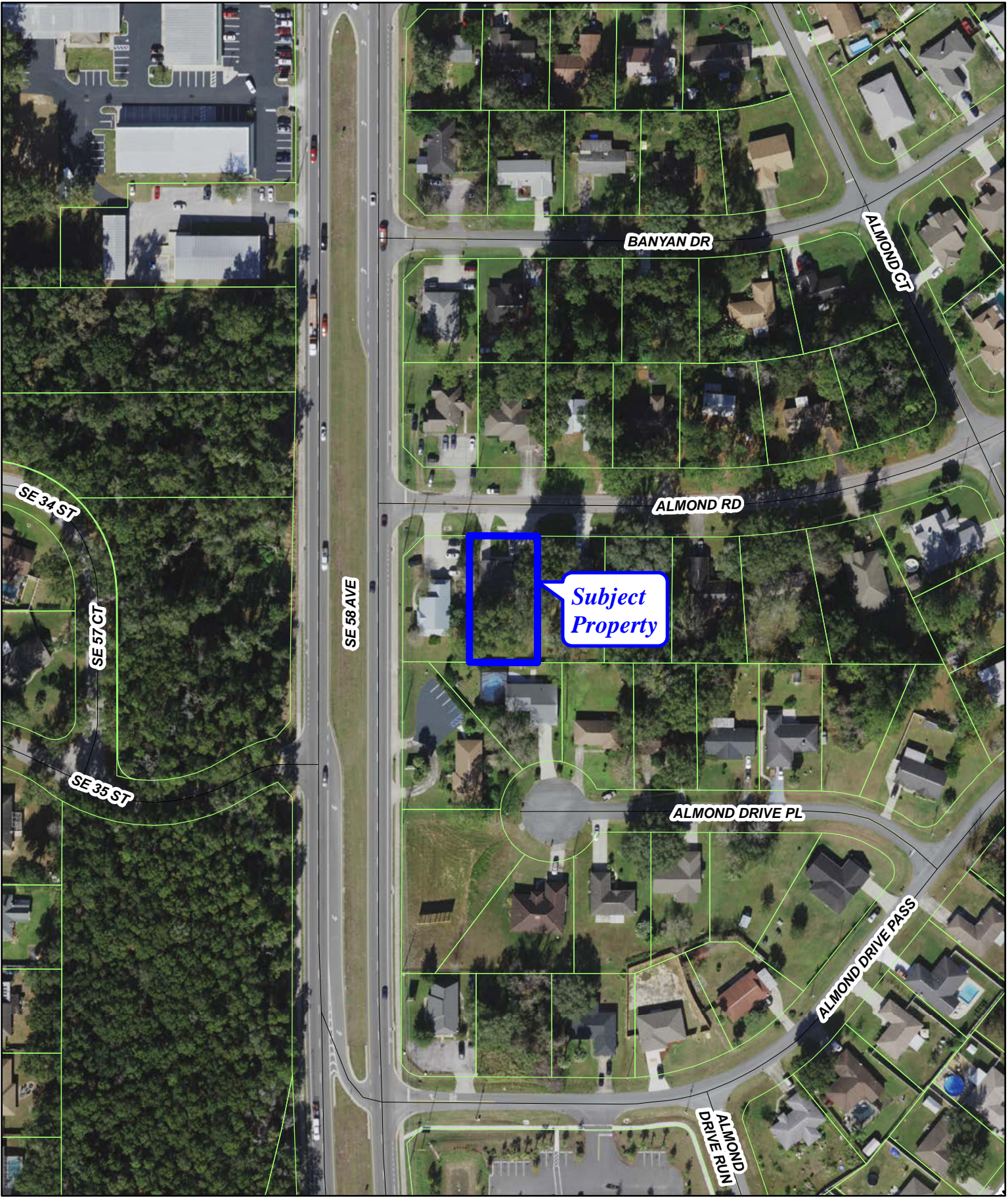


Existing Land Use of the subject property and surrounding area.

**Staff Recommendation: Approval**

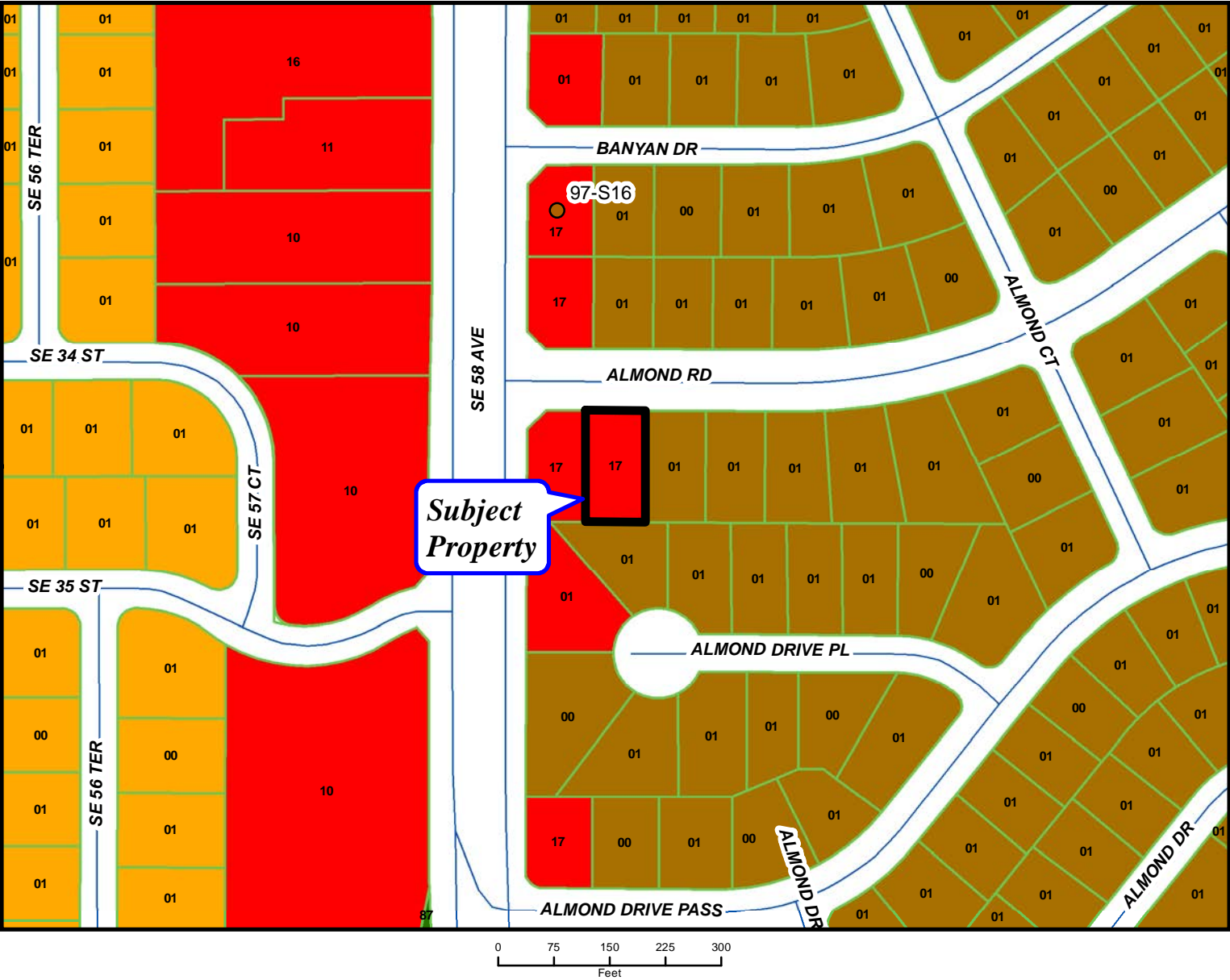




















Aerial: 200505Z





Existing Land Use Designation 220505Z



Use per MC Property Appraiser		OWNER(S): Platinum Property Pros, LLC.	
01	Single Family Res	AGENT: Jerod Liedell	
50-69/99	Agricultural	PARCEL(S): 9022-0467-28	
00/10/40/70	Vacant	<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> <div></div>	
71	Church		
02	Mobile Home		
06-07/11-39	Commercial		
41-49	Industrial		
83-98	Public		
82	Recreation		
03-05/08	Multi-Family	<div><b>Legend</b></div> <div><div><div> All Amendments</div><div> Policy 1.20</div></div><div><div> Rural Land (1 du/10 ac)</div><div> Low Residential (0 - 1 du/ac)</div><div> Medium Residential (1 - 4 du/ac)</div><div> High Residential (4 - 8 du/ac)</div><div> Farmland Preservation Area</div></div><div><div> Urban Residential (8 - 16 du/ac)</div><div> Rural Activity Center (0 - 2 du/ac; FAR 0.35)</div><div> Commercial (0 - 6 du/ac; FAR 1.0)</div><div> Employment Center (0 - 12 du/ac; FAR 2.0)</div><div> Environmentally Sensitive Overlay Zone (ESOV)</div></div><div><div> Commerce District (N/A; FAR 2.0)</div><div> Public (N/A; FAR 1.0)</div><div> Preservation (N/A; N/A)</div><div> Municipality</div></div></div>	
77	Club/Lodge/Union Hall		



**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

**APPLICATION FOR REZONING**

Application No.: 220505Z

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 "R0" / Use "GCJF" to "R1" / Use "O100", for the intended use of:

Single Family Residence

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

Parcel account number(s): 9022-0467-28

Property dimensions: 80 x 150 Total acreage: .28

Directions: Heading North on Baseline Road to Right on Almond Road, Second house on the Right.

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf. Jerod Liedell SouthernMAN@hot mail.com

Platinum Property Pros LLC

Property owner name (please print)

4822 SE 33<sup>rd</sup> ST

Mailing address

Ocala, FL, 34480

City, state, zip code

352-361-3305

Phone number (please include area code)

Applicant or agent name (please print)

Mailing address

City, state, zip code

Phone number (please include area code)

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 BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ZONING MAP NO.: \_\_\_\_\_

Rev. 07/03/2019

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org