



Marion County Board of County Commissioners

Date: 10/4/2021

P&Z: 9/27/2021 BCC: 10/19/2021

**Item Number
211011Z**

**Type of Application
Rezoning**

Request

Applicant requests the current zoning of B-4 be changed to RR-1 for the subject parcel.

Owner

Aldana Contracting, LLC.

Agent

Travis K. Aldana, SR.

Parcel #/Acreage

2003-098-(015, 016, 017, 018)/0.92

Future Land Use

Rural Land

Existing Zoning

B-4: Regional Business

Staff

Recommendation

Approval

P&Z

Recommendation:

Approval
(ON CONSENT)

Project Planner

Dan Zhu

**Additional
Information**

N/A



Item Summary

Staff is recommending **Approval** of the rezoning of this property from B-4: Regional Business to RR-1: Rural Residential.

Location

The subject parcel is located north of SR 40, directly east of SW 155th CT.

Public Notice

Notice of public hearing was mailed to 24 property owners within 300 feet of the subject property. No written comments have been received in support of or opposed to this zoning change.

**Comprehensive
Plan Amendment:**
N/A

Code Case: None

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

ADJACENT PROPERTY CHARACTERISTICS			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Rural Land	R-3 Multiple Family Dwelling	(00) Vacant Residential
South	Rural Land	B-4 Regional Business	(10) Vacant Commercial
East	Rural Land	B-4 Regional Business	(10) Vacant Commercial
West	Rural Land	R-3 Multiple Family Dwelling B-4 Regional Business	(01) Improved Residential (10) Vacant Commercial

Request

The applicant is requesting that the property be rezoned from B-4: Regional Business to RR-1: Rural Residential. Parcels to the west, 2003-101-007 and 2003-101-009 were rezoned from B-4 to RR-1 under request #180302Z on March 19, 2018. Parcel 2003-101-012 was zoned from B-4 to RR-1 under request 210305Z on March 16, 2021.

Analysis

Utility Services & Additional Departmental Comments

Water will be provided by well, and sewer services will be provided by septic systems. Additional comments include:

- *Parcel within Marion County Utilities public service area but outside connection distance to utility provider's closest available water or sewer at this time. When water or sewer become available from the public utility provider, parcel shall connect to respective service(s) within 365 days of notification.*
- *A change to RR-1 from B-4 will reduce the potential traffic impacts associated with the development of these parcels.*
- *Stormwater is not opposed to the rezoning. The applicant proposes residential uses on the sites. Parcels #2003-098-015, 016, 017, & 018 are currently zoned B4 and are 0.23 acres in size each. There are no FEMA Special Flood Hazard Zones or County Flood Prone Areas on these sites. Per the MCPA, these sites currently have 0 SF of impervious coverage. These sites will be subject to a Major Site Plan when the existing and proposed impervious coverage exceeds 35% of the parcel area.*

In reaching its decision, the Board of County Commissioners will find:

- a. **Granting the proposed Zoning change will not adversely affect the public interest.** Nearby parcels are zoned RR-1, Rural Residential, R-3: Multi-Family Dwelling, B-4: Regional Business, and A-1: General Agriculture, and three parcels to its west have recently been rezoned to RR-1. The requested rezoning will not adversely affect the public interest.
- b. **The proposed Zoning Change 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.
- c. **The proposed Zoning Change is compatible with land uses in the surrounding area.** The site is surrounded by rural lands with residential and agricultural land uses. The current B-4 zoning is not consistent with the Rural Land Use assigned to the area. The proposed RR-1 residential zoning is consistent with the FLU designation and the intensity and characteristics of the surrounding area.

Staff Recommendation:

Approval

Zoning

B-4 zoning, surrounded by R-3: Multi-Family, B-4: Regional Business, and RR-1: Rural Residential.



Land Use

The site is designated as Rural Land. It is surrounded by other Rural Lands.



Close Aerial



Subject property



Another view to the site



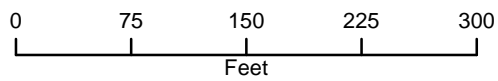
SW 155th CT



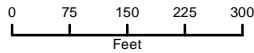
Aerial: 211011Z





*Subject
Properties*



Existing Land Use Designation 211011Z



Use per MC Property Appraiser		OWNER(S): Aldana Contracting, LLC.
01	Single Family Res	AGENT: Travis K. Aldana, SR.
50-69/99	Agricultural	
00/10/40/70	Vacant	PARCEL(S): 2003-098-(015, 016, 017, 018)
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	

Legend

- All Amendments
- ☆ Policy 1.20
- Rural Land (1 du/10 ac)
- Low Residential (0 - 1 du/ac)
- Medium Residential (1 - 4 du/ac)
- High Residential (4 - 8 du/ac)
- Farmland Preservation Area
- Urban Residential (8 - 16 du/ac)
- Rural Activity Center (0 - 2 du/ac; FAR 0.35)
- Rural Community (0 - 3 du/ac; FAR 0.70)
- Commercial (0 - 6 du/ac; FAR 1.0)
- Environmentally Sensitive Overlay Zone (ESOZ)
- Employment Center (0 - 12 du/ac; FAR 2.0)
- Commerce District (N/A; FAR 2.0)
- Public (N/A; FAR 1.0)
- Preservation (N/A; N/A)
- Municipality



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

211011 3 AR #: 27219

PA#s: 2003-098-015, 2003-098-016, 2003-098-017, and 2003-098-018

APPLICATION FOR REZONING

Application No.: # 211011 3

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 RR-1, for the intended use of:

SFR

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

Parcel account number(s): 2003-098-015, 016, 017, 018

Property dimensions: 75X135 Total acreage: @ .23 each = .92 ac.

Directions: take Hwy 40W to destination on RT.

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

clo Travis Addana, Sr. Property owner name (please print) 3002 SE 15th Av. Bld 300 Mailing address Ocala, FL 34471 City, state, zip code 352-307-7727 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: 8/10 KW ZONING MAP NO.:

Rev. 07/02/2019

Proj. # 2021080057 "Meeting Needs by Exceeding Expectations" Sec. 35-15-19 Rainbow Park - Unit 3"

2003-098-015

2003-098-016

2003-098-017

2003-098-018

2003-098-115

2110113



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

Last Updated: 06/25/2021



Print Date: 06/30/2021
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand)

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



#211011Z - ALDANA

Public Notification

