



Marion County Board of County Commissioners

Date: 11/2/2020

P&Z: 10/26/2020 BCC: TBD pending Comp Plan Amendment

Item Number
201103Z

Type of Application
Rezoning

Request
From: P-MH, Mobile Home Park
To: P-RV, Recreational Vehicle Park

Concurrent Land Use Amendment:
20-L09

Owner/Applicant
Rolling Greens Venture I, LLC / Fred N. Roberts, Jr., Esq.

Parcel #/Acreage
31872-000-00/62.45+/-

Future Land Use
Commercial (Pending 20-L09)

Staff Recommendation
Approval

P&Z Recommendation:
Approval
(ON CONSENT)

Project Planner
Kimberleigh Dinkins, Sr. Planner



Item Summary

Staff is recommending **Approval** of a rezoning request from P-MH, Mobile Home Park to P-RV, Recreational Vehicle Park on 62.45 acres. The request was made in accordance with LDC Sec. 2.7.1, Zoning Change and is a companion application to 20-L09, which if adopted, would result in a Commercial FLU. The P-RV Zoning designation is consistent with the Commercial FLU. The applicant has submitted a conceptual plan with this application in order to demonstrate the applicants plan to meet the minimum requirements for P-RV in the Land Development Code, thereby supporting the request for a “straight zoning” (rather than PUD) on this site.

Public Notice

Notice of public hearing was mailed to 37 property owners within 300 feet of the subject properties. No oral or written comments have been received at the time of this report’s distribution.

Background

Location

The subject property is located adjacent to the north and west boundaries of the existing Rolling Greens Mobile Home Park, which lies east of SE 58th Ave. It is just inside the Urban Growth Boundary and in the Primary Silver Springs Protection Zone.

The parcel has historically been recognized as part of the Rolling Greens Mobile Home Park, although no entitlements have specifically been allocated to the property.

Analysis

This application is a request for P-RV, Recreational Vehicle Park on 62.45 acres. The companion Commercial FLU would allow up to 62.45 acres of commercial use or 500 residential units whereas number of RVs allowed is based on minimum lot sizes defined in the Land Development Code. The applicant has indicated an intent to follow the design standards of the Land Development Code for the requested zoning classification and submitted a conceptual plan for reference. Further, the current owner owns and operates the mobile home park and amenities to the south and east of the subject parcel..

The subject property is in an area of Marion County that has adequate transportation and utility infrastructure to serve the surrounding area over the planning horizon. There is an existing wastewater treatment plant onsite, however the new development may require connection to Marion County Sewer if additional capacity or improved effluent treatment is needed.

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. A traffic impact study will be required in order to determine if infrastructure improvements will be required for the development, as will utility analysis.
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 Commercial, per the request associated with 20-L09. The subject property's request for P-RV, RV Park, is consistent with the land use and consistent with the Marion County Comprehensive Plan.
3. **The proposed Rezoning is compatible with land uses in the surrounding area.** The area surrounding the subject properties consists of residential, mobile home and commercial uses. The proposed RV park's proximity to the Florida Greenway and availability of amenities in the contiguous development indicates compatible uses. There is a national

increasing trend for RV ownership, and the site is situated in close proximity to urban infrastructure. It should also be noted that manufactured homes are permitted in the P-RV zoning designation, therefore the zoning allows flexibility in design to ensure compatibility with the surrounding area.

Infrastructure

The following tables summarize adjacent future land use designation, zoning districts and existing

| Road | Classification | Maintenance | Existing Conditions | | | |
|-------------------------|----------------|-------------|---------------------|-------------------------|----------------|-------------|
| | | | Surface | Road | Classification | Maintenance |
| SE 58 th Ave | Arterial | State | Paved | SE 58 th Ave | Arterial | State |

Note: Internal access to the RV Park may also be required.

| ADJACENT PROPERTY CHARACTERISTICS | | | |
|-----------------------------------|---|---|--------------------------------------|
| Direction | Future Land Use Designation | Zoning | Existing Use per MCPA Property Code |
| North | Commercial and High Density Residential | B-2, Community Business and R-3, Multi-family Residential | (01) Improved Residential |
| South | High Density Residential | P-MH, Mobile Home Park | (28) Parking Lot or Mobile Home Park |
| East | High Density Residential | P-MH, Mobile Home Park | (28) Parking Lot or Mobile Home Park |
| West | Commercial | SE 58 th Ave ROW and B-4, Regional Business | ROW/ (16) Shopping Center |

Water/Sewer services are expected to be provided by applicant utilizing existing infrastructure. However, Marion County Utilities does have the ability to serve the property.

| Utility | Service Area |
|---------|---------------|
| Water | Rolling Green |
| Sewer | Rolling Green |

Current Zoning

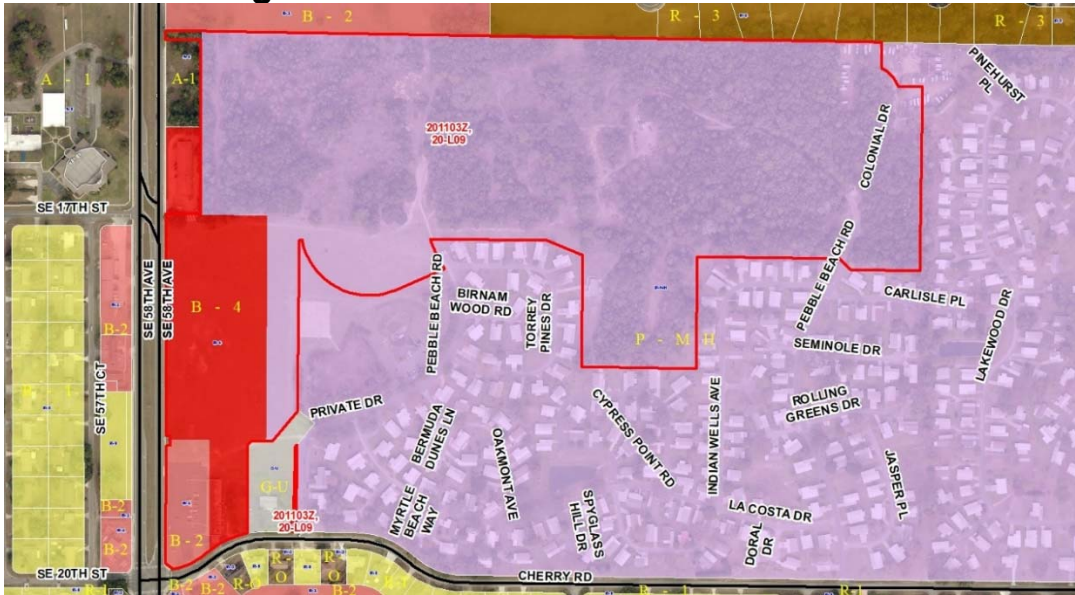


Figure 1: Marion County Zoning Map

Zoning

- A-1 General Agriculture
- R-E Residential Estate
- R-1 Single-Family Dwelling
- R-3 Multiple Family Dwelling
- P-MH Mobile Home Park
- R-O Residential Office
- B-2 Community Business
- B-4 Regional Business
- G-U Government Use

Proposed Zoning



Figure 2: Proposed Zoning for subject property- P-RV

Future Land Use

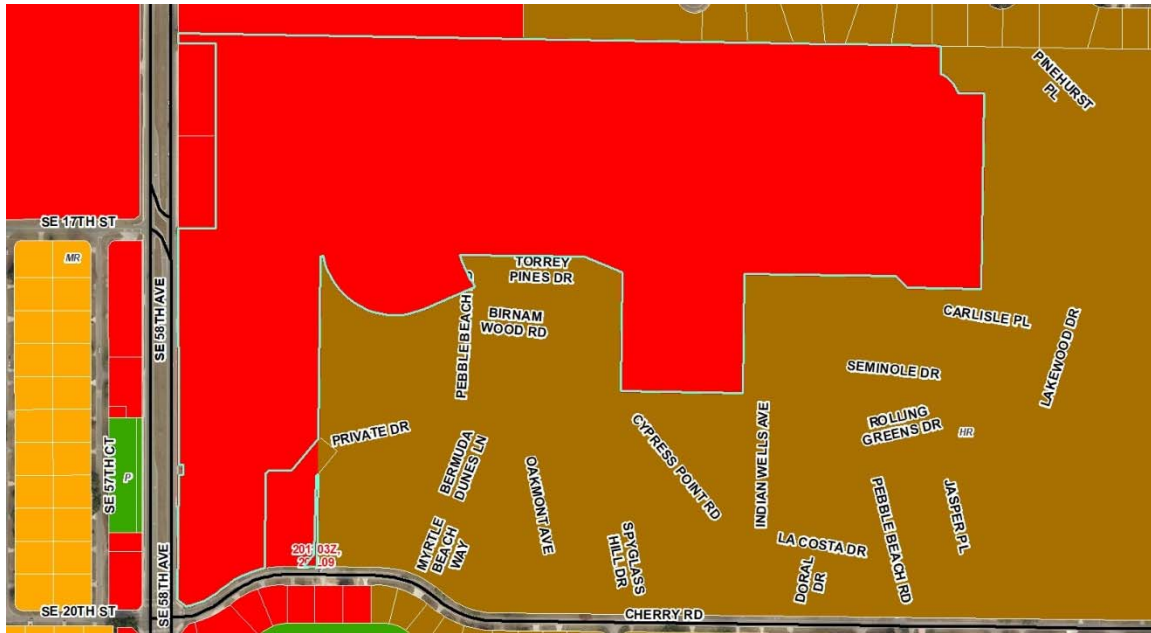
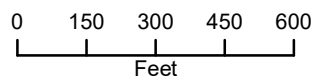
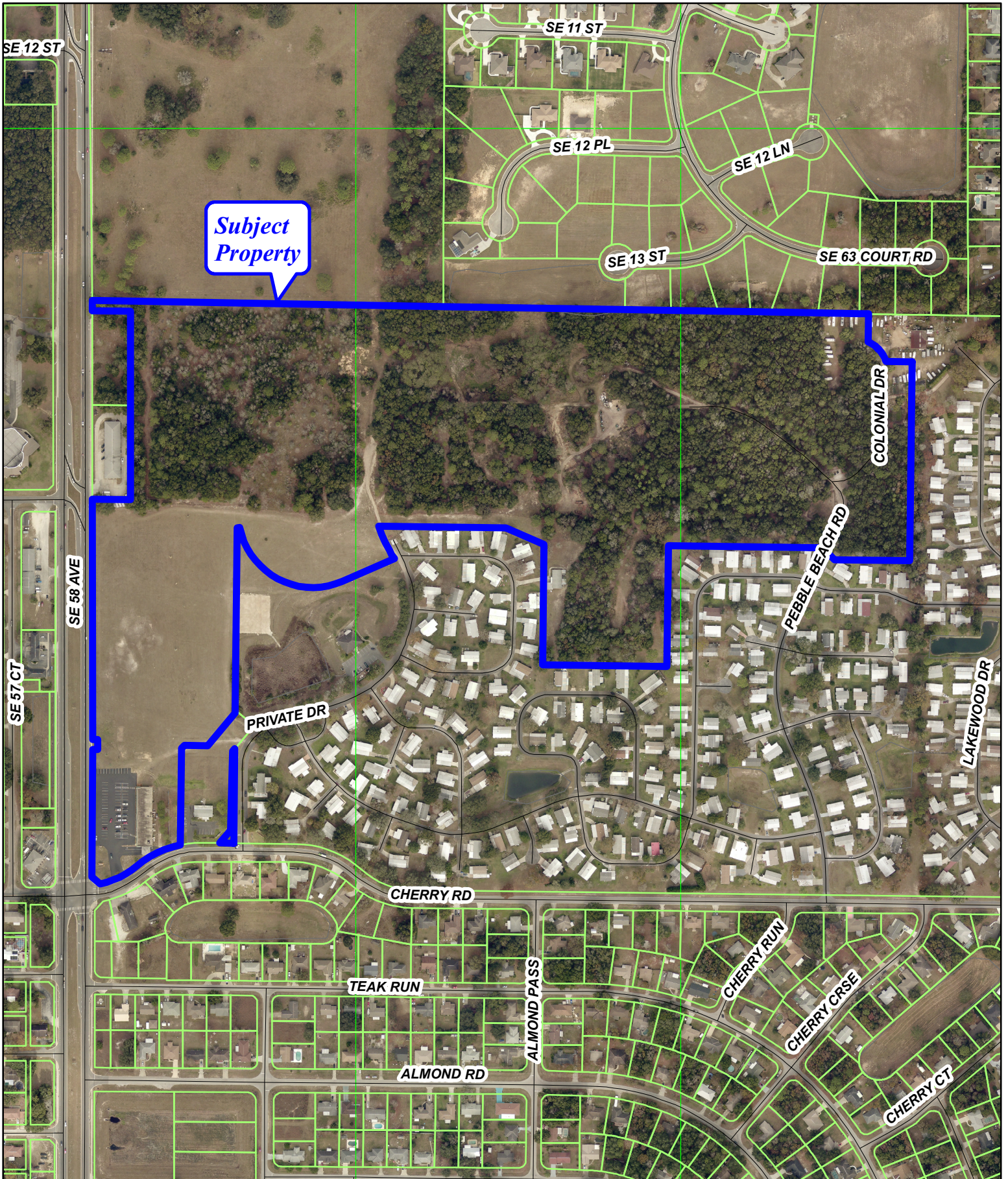


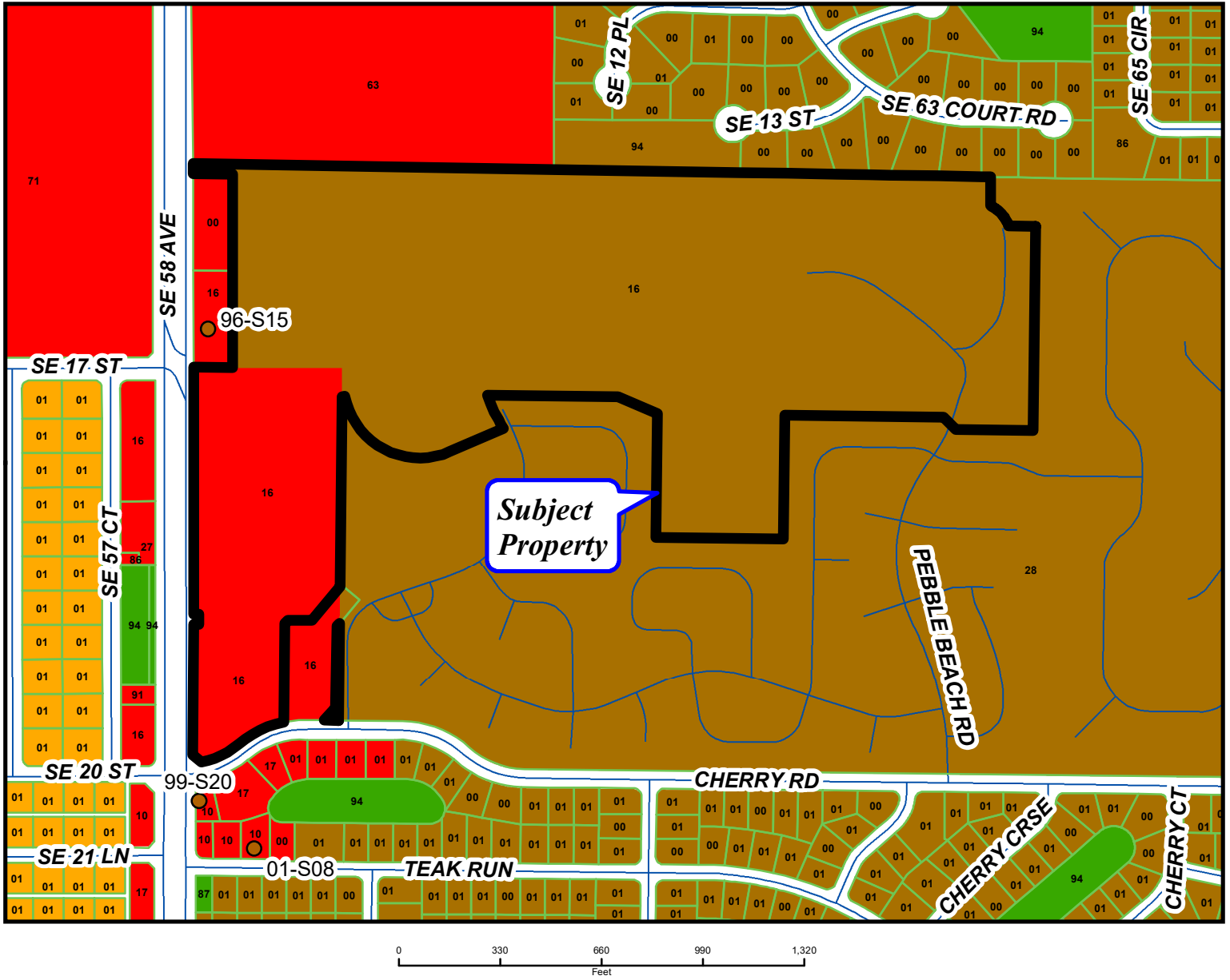
Figure 3: Proposed Future Land Use of subject property and surrounding area pending adoption of 20-L09.

Staff Recommendation: Approval



Aerial 20-L09, 201103Z



Existing Land Use Designation 20-L09, 201103Z



| | |
|--------------------------------------|--|
| Use per MC Property Appraiser | OWNER: Rolling Greens Venture 1, LLC. |
| 01 Single Family Res | AGENT: Klein & Klein, LLC. – Fred N. Roberts, Jr., Esq. |
| 50-69/99 Agricultural | PARCEL(S): 31872-000-00 |
| 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 | |


 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) |
| ★ Policy 1.20 | 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 |



**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

2011033

AR#: 25475

PA#: 31872-000-00
(w/20-Log)

APPLICATION FOR ZONING CHANGE

Application No.: 2011033

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 P-MH

to P-RV, for the intended use of:

operating a Recreational Vehicle (RV) Resort and related amenities.

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

Parcel account number(s): 31872-000-00

Property dimensions: Irregular Shape (~2600' along north boundary x 800' at east boundary) Total acreage: 62.45 +/-

Directions: Go East on Hwy 40. Go South on SE 58th Avenue. Property is on the left falling within the northwest portion of Rolling Greens subdivision.

Situa: 1855 SE 58th Ave, Ocala, FL

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

Rolling Greens - Venture I, LLC, a Delaware limited liability company

Property owner name (please print)

4350 E Camelback Rd, Suite A-100

Mailing address

Phoenix, AZ 85018-8318

City, state, zip code

480-423-5700

Phone number (please include area code)

Email Address: gtimmons@covecommunities.com

Fred N. Roberts, Jr., Esq. (Klein & Klein, LLC)

Applicant or agent name (please print)

40 SE 11th Avenue

Mailing address

Ocala, FL 34471

City, state, zip code

352-732-7750

Phone number (please include area code)

fred@kleinandkleinpa.com

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 GN
LAND USE: HR

DATE: 9/2/2020
ZONING: PMH

ZONING MAP NO.: 232
SEC/TWP/RGE: 1915123 ✓

AR 25475 ✓

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"