



Marion County Board of County Commissioners

Reasonable Accommodation to go before the BCC: 6/6/2023

**Reasonable
Accommodation-
Item Number#
230602RA**

Type of Application
Reasonable
Accommodation

Request
Reasonable
accommodation to
allow the keeping of
one (1) pig in a
Residential Mixed Use
(R-4) Zone

Applicants:
Joseph Menter

Parcel #/Acreage
3266-011-026/
0.29 Acres

Future Land Use
Medium Density
Residential

Existing Zoning
R-4 Residential Mixed
Use

Recommendation
Approval with
Conditions

BCC Determination:
TBA

Project Planner
Ken Weyrauch

**Additional
Information**



Item Summary

Staff is recommending **Approval With Conditions** of a reasonable accommodation under the Fair Housing Act to allow the keeping of one (1) pig in an Residential Mixed Use (R-4) zone. A doctor's letter indicated tenant needs an emotional support animal.

Public Notice

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to SUP applications for Reasonable Accommodations. LDC Section 2.7.3.C requires notice of public hearing be mailed to all property owners within 300 feet of the subject property and notice was mailed to 27 owners on May 19, 2023. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on May 16, 2023, and consistent with LDC Section 2.8.3.E. due public notice was published in the Ocala Star-Banner on May 22,

Comprehensive Plan Amendment:
None

Code Enforcement Action:
Code Case# 913621
Description: LRG PIG
ON LEFT SIDE OF THE
HOUSE

2023. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference.

Background

Location

The subject property is located at 10901 SE 130TH LN

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

ADJACENT PROPERTY CHARACTERISTICS			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
Site	RL	R-4	SFR
North	RL	R-4	MH
South	RL	R-4	SFR
East	RL	R-4	Pond
West	RL	R-4	SFR

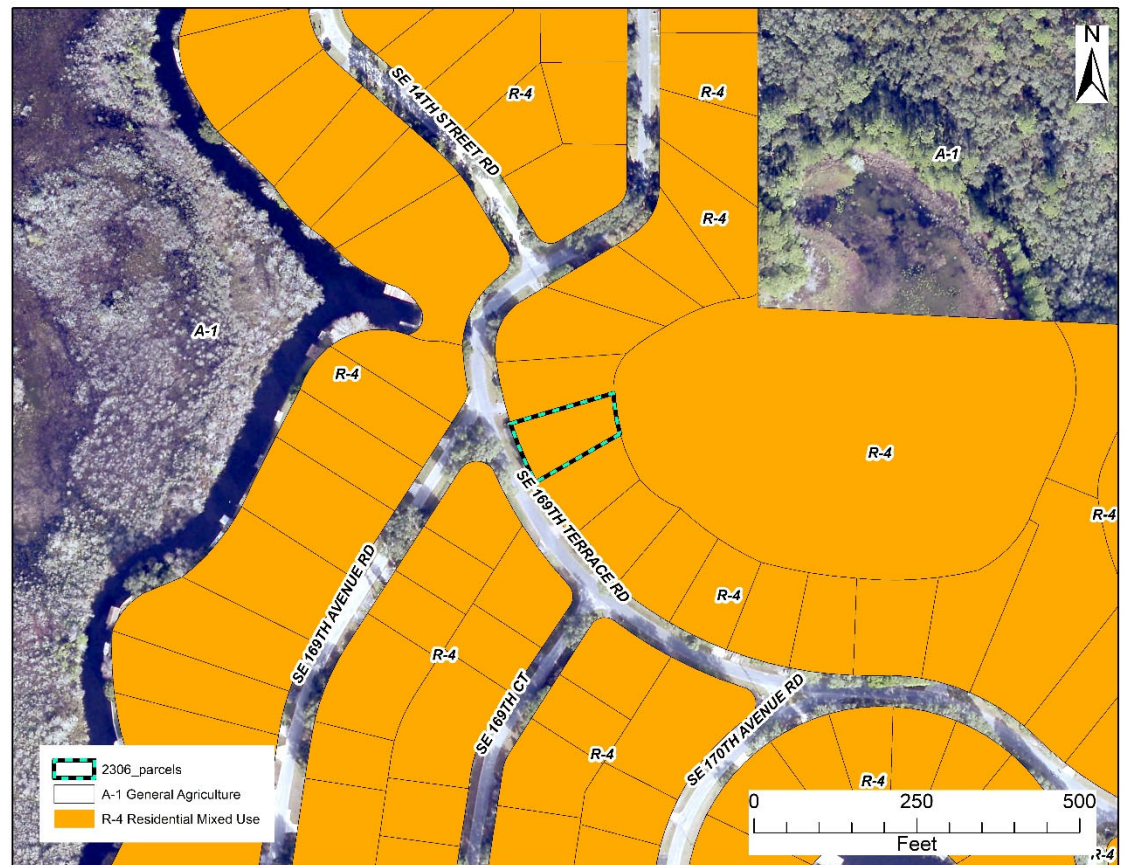
Staff Recommendation:

Approval of the Reasonable Accommodation contingent upon the observance of the following Conditions:

1. The existing one (1) pig shall be allowed on the subject property. No additional pigs or replacement upon removal, loss or death.
2. The applicant shall make sure the pig stays on the 0.29-acre site and take necessary measures to prevent the pig from escaping.
3. Animal waste shall be removed from the property bi-weekly at a minimum and properly disposed of.
4. The special use permit shall run with the applicant Joseph Menter and not the property.
5. The special use shall expire upon the removal of the one (1) pig.

Zoning

Property is zoned Residential Mixed-Use (R-4)



Land Use

The subject property has a land use designation of Medium Residential.



Picture of the mini pig.



Roaming area for pig.



Sign Posting

ZONING
Notice of Public Hearing
Marion County
Application is being made to:

☐ Change zoning from: _____
to: _____

☒ ~~Special Use Permit~~ Reasonable accommodation
for 2 pigs.

☐ Variance to _____

On this property which is owned by:
Joseph Menter

All hearings to be held at: 601 SE 25th Avenue
in the Board of County Commissioners Auditorium.

Hearing dates & times:
Zoning Commission: date _____ time _____
Board of Adjustment: date _____ time _____
Board of County Commissioners: date 6-6-23 time 2:00pm
For further information call 438-2675

It is unlawful to remove this notice until the above described
Public Hearing has been held.

ID # 230602 RA
Zoning Director: Chuck Vacadin