

MARION COUNTY PLANNING DEPARTMENT

000

Date: 08-16-00

ZC: 08-28-00

BCC: 09-19-00

APPLICATION #000901Z (Parcel #36879-000-00; 36943-000-00)

Applicant: Douglas Mac Walker

Owner: D.L.J. Associates

A request to rezone approximately 21.15 acres from B-5, Heavy Business, to PUD, Planned Unit Development, for the purpose of creating a subdivision.

Existing Zoning: B-5, Heavy Business

Intent and Purpose: To provide for those uses such as retail or wholesale, repair and service, which may require larger parcels for the outside storage of materials or equipment in inventory or awaiting repair. Businesses are intended to serve clients and customers from a regional area providing access for large delivery trucks.

Proposed Zoning: PUD, Planned Unit Development

Intent and Purpose: The Planned Unit Development Classification is intended to encourage the development of land as a planned residential, commercial or industrial development complex or as a planned mixed-use development; to encourage flexible and creative concepts of site planning which will preserve the natural amenities of the land by allowing an appreciable amount of land for scenic and functional open space; provide for an efficient use of land resulting in a smaller network of utilities and streets, thereby lowering development and housing costs; and provide for a more desirable environment than would be possible through the strict application of minimum zoning requirements.

It is further the intent of this Code that Planned Unit Developments shall be designed to permit the development of various size parcels ranging from small, cluster developments to entire new mixed-use communities. The development shall provide for the efficient use of public facilities and services, prevent traffic congestion, provide a stable environmental character compatible with surrounding land uses and preserve the integrity of the surrounding areas within which they are located.

Staff Recommendation: Approval

Basis:

- A. The proposed rezoning is consistent with the site's Comprehensive Plan Land Use Blending Overlay: Limited Commercial & Industrial designation (98L9).
- B. Development of this property as PUD, Planned Unit Development, is consistent with the overall character of the area.
- C. The proposed PUD, Planned Unit Development, zoning is compatible with existing zoning in the area.

Findings:

- 1. Is compatible with the surrounding land uses.
- 2. Is consistent with the Marion County Comprehensive Plan.
- 3. Will not adversely affect the public interest.

ANALYSIS:

Location: The subject property is located approximately 1800' north of SE 95th Street on the east side of US Highway 441.

Comprehensive Plan Designation: Land Use Blending Overlay: Limited Commercial & Industrial (98L9)

Direction	Adjacent		
	Zoning	Land Use Designation	Existing Use
North	B-5 B-4 & A-1	Urban Reserve Urban Reserve	Top Tech Automotive & Diagnostic Repair Mobile Home
South	PUD	Limited Commercial & Industrial	Vacant
East	A-1	Medium Density Residential	Vacant
West	B-4 B-5	Medium Density Residential Commercial	Single Family Residence, Mobile Home & Vacant Master Garage Builders

Access to the property is from US Highway 441.

Water/Sewer services are to be provided on site by applicant.

Comments:

The subject property is located approximately 1800' north of SE 95th Street on the east side of US Highway 441. The applicant proposes to rezone the 21.15 acre property from B-5, Heavy Business, to PUD, Planned Unit Development, for the purpose of creating a subdivision. Development of the site will be required to comply with the Land Development Code. The subject property is adjacent to PUD zoning to the south. The proposed zoning is consistent with the general character of the area and compatible with the surrounding uses. The land use on the subject property was changed from Urban Reserve (Rural) to Land Use Blending Overlay: Limited Commercial and Industrial as a result of a large scale land use amendment (98L9).

Recommendation: Staff recommends **Approval** of the applicant's rezoning request from **B-5, Heavy Business**, to **PUD, Planned Unit Development**, for the purpose of creating a subdivision.

Attachments:

1. Existing Use & Land Use Designation Map
2. Photographs

L:\Zoning\Rezoning\0009\final\09z.wpd
August 11, 2000

PROPOSED AMENDMENT TO THE DISTRICT ZONING MAP
MARION COUNTY, FLORIDA

I.D.#- 000901Z

PETITION BY: OWNER - D.L.J. ASSOCIATES
7828 GRANADA BLVD.
MIRAMAR, FL 33023

AGENT - DOUGLAS MAC WALKER
P.O. BOX 242
OCALA, FL 34478
352-629-7234

INTENDED USE: REZONE FROM B-5, HEAVY BUSINESS, TO PUD, PLANNED
UNIT DEVELOPMENT, FOR ALL PERMITTED USES IN A PUD

LOCATION: GO SOUTH ON US HIGHWAY 27, 301 & 441 TO SE 95TH
STREET; PROPERTY IS LOCATED 1800' NORTH OF SE 95TH
STREET

PUBLIC

ZONING COMMISSION - AUGUST 28, 2000, 5:30 PM

BOARD OF COUNTY COMMISSIONERS - SEPTEMBER 19, 2000, 2:00 PM

HEARINGS:

MARION COUNTY GOVERNMENTAL COMPLEX

601 SE 25TH AVENUE, OCALA, FL 34471 (352) 620-7410

AREA - 21.15 ACRES

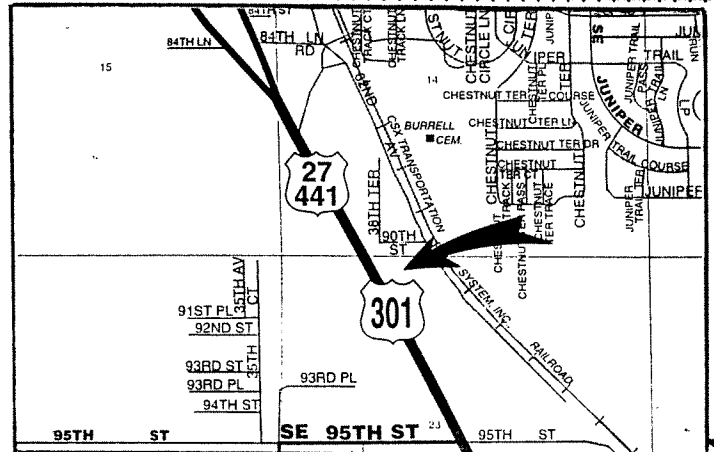
SEC. - 23

TWP. - 16

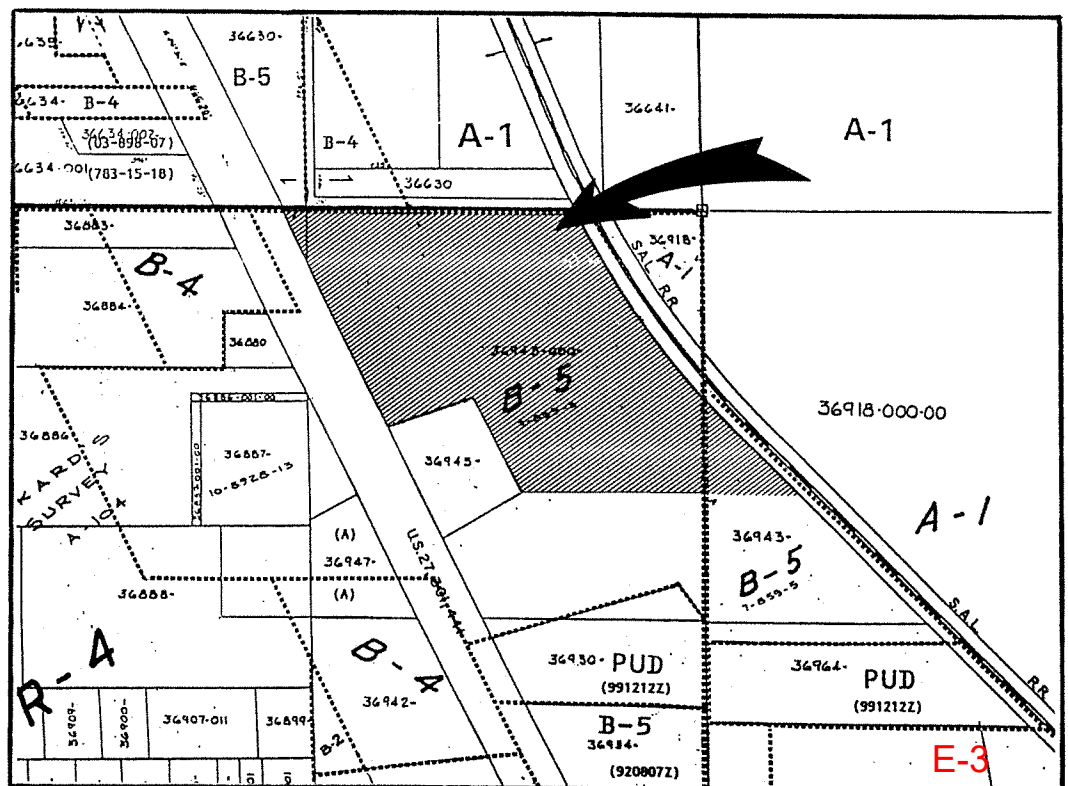
RANGE - 22

36879-000-00

PA # 36943-000-00



ZONING MAP 216, C-1 & 2



ZONING/DEVELOPMENT REVIEW DEPT.
2631 SE 3RD STREET
OCALA, FLORIDA 34471

APPLICATION NO: 0009012

THE UNDERSIGNED HEREBY REQUESTS A ZONING CHANGE OF THE MARION COUNTY
LAND DEVELOPMENT CODE, ARTICLE FIVE, ZONING, ON THE FOLLOWING DESCRIBED
PROPERTY AND AREA FROM B-5 TO P.U.D. FOR THE INTENDED USE OF:

SUBDIVISION

LEGAL DESCRIPTION: ATTACH A COPY OF THE DEED

36879-000-00 36943-000-00

PARCEL ACCOUNT NUMBER: 36930-000-00 & 36964-000-00

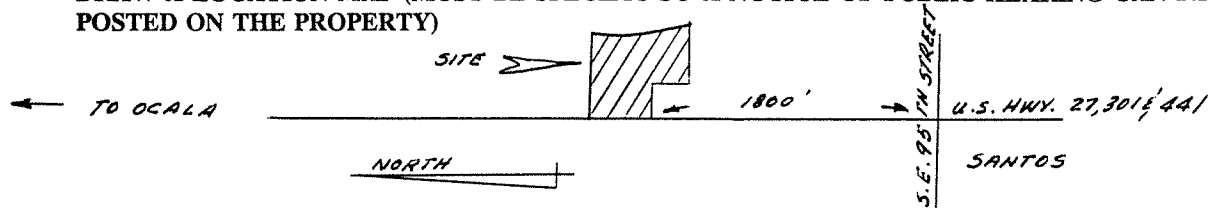
PROPERTY DIMENSIONS: 1150NS X 980 EW

TOTAL ACREAGE: 21.15

DIRECTIONS: 1800' NORTH OF SE 95TH STREET ON THE EAST

SIDE OF U.S. HIGHWAY 27, 301 & 441

DRAW A LOCATION MAP (MUST BE SPECIFIC SO A NOTICE OF PUBLIC HEARING CAN BE
POSTED ON THE PROPERTY)



PLEASE NOTE: PROPERTY OWNER MUST SIGN THIS APPLICATION UNLESS HE HAS
ATTACHED TO THIS APPLICATION WRITTEN AUTHORIZATION NAMING AN AGENT TO ACT
IN HIS BEHALF.

DOUGLAS MAC WALKER
(PRINT) APPLICANT OR AGENT

P.O. BOX 242
MAILING ADDRESS

OCALA, FL. 34478 629-7234
CITY, STATE, ZIP CODE, PHONE #

Douglas Mac Walker
SIGNATURE

D.L.J. ASSOCIATES
(PRINT) PROPERTY OWNER

7828 GRANADA BLVD.
MAILING ADDRESS

MIRAMAR, FL. 33023
CITY, STATE, ZIP CODE, PHONE #

see Attached
SIGNATURE

NOTICE: THE ZONING CHANGE WILL NOT BECOME EFFECTIVE UNTIL 14 DAYS AFTER THE
FINAL DECISION IS MADE BY THE BOARD OF COUNTY COMMISSIONERS.

THE FILING FEE IS \$400.00 NON-REFUNDABLE. WE RECOMMEND THAT THE OWNER,
APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS
PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO
POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE
ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE
PROCESSED. FOR FURTHER INFORMATION CONTACT THE MARION COUNTY ZONING
DEPARTMENT AT 352-620-7410.

FOR OFFICE USE ONLY

RECEIVED BY JE DATE 6/28/00 ZONING MAP NO. 216C-2

Ltd. Commercial + Industrial w/ LUBO 98-L9 23-16-22

Have a large scale amendment 991212Z No LUA Required

Am / Blending of land use

E-4
705-70

