



Marion County Board of County Commissioners

Date: 8/3/2021

P&Z: 7/26/2021 BCC: 8/17/2021

Item Number
210812Z

Application Type
Rezoning

Request
Applicant requests B-2 portion and A-1 rezoned to B-4.

Owner/ Applicant
Simeon Holdings LLC

Agent
Knight, David

Parcel #/Acreage
36475-000-00/2.8

Future Land Use
Commercial

Existing Zoning
A-1: General Agriculture & B-2: Community Business

Staff Recommendation
Approval

P&Z Recommendation:
Approval (ON CONSENT)
Opposition was raised after the P&Z Public Hearing



Item Summary

Staff is recommending **Approval** of the rezoning request to change A-1 & B-2 to B-4.

Public Notice

Notice of public hearing was mailed to 10 property owners within 300 feet of the subject property. No written comments have been received, in support of or opposed to, this zoning change. However, a citizen voiced opposition at the end of the P&Z Public Hearing.

Location

The subject parcel is located at 7400 South US 441. It is located on the west side of the US 441 corridor, approximately 0.58 miles north of the Marjorie Harris-Carr Cross Florida Greenway.

Project Planner
Kenneth Odom,
Transportation
Planner

**Additional
Information**
N/A

**Comprehensive
Plan Amendment:**
N/A

Code Case: None

SURROUNDING ROADWAY CONDITIONS						
Road	Class	Maint.	Existing Conditions			
			Surface	No. Lanes	AADT	LOS
SE 73 rd St	Major Local	County	Paved	2	NC	--
US 441	Principal Arterial	FDOT	Paved	4	30,500	C

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	Commercial	B-4 Regional Business	(10) Vacant Commercial
South	Commercial	B-5 Heavy Business	(27) Vehicle Sales & Repair
East	Specialized Commerce District	B-5 Heavy Business	(16) Community Shopping Center
West	Commercial	A-1 General Agriculture	(71) Church

Request

The subject parcel is 2.8 acres in size with approximately 2.03 acres currently zoned as B-2: Community Business and 0.77 acres zoned as A-1: General Agriculture. The applicant is requesting to rezone the entire property to B-4: Regional Business in order to construct a RV maintenance and service center as an expansion of Optimum RV Center.

Analysis

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

- Granting the proposed Zoning change will not adversely affect the public interest.** The proposed zoning change is consistent with intense uses already active in the immediate area. The applicant is requesting this rezoning in order to accommodate the expansion of Optimum RV Sales & Repair. The proposed zoning change 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 Commercial 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 subject parcel, and many adjacent parcels, are designated as Commercial Land. Many of these parcels already host very intense uses allowable by right. The proposed land use is consistent with other uses already active in the immediate area.

Utilities

Water services will be provided by well and sewer services will be provided by septic systems. The subject parcels lie within the service area of Duke Energy Company.

Planning and Zoning staff recommends Approval of the rezoning request.

All proposed uses of the property will conform to the permitted uses of the B-4: Regional Business zoning designation.

Zoning

The subject parcel is currently zoned A-1: General Agriculture and B-2: Community Business. It is adjacent to A-1, B-2 & B-4 and B-5.



Land Use

The subject parcel is Commercial. It is surrounded by Commercial & Rural Land uses.



Photos



Facing Southeast



Facing Southwest



West of Subject Parcel



East of Subject Parcel



North of Subject Parcel



Subject Parcel



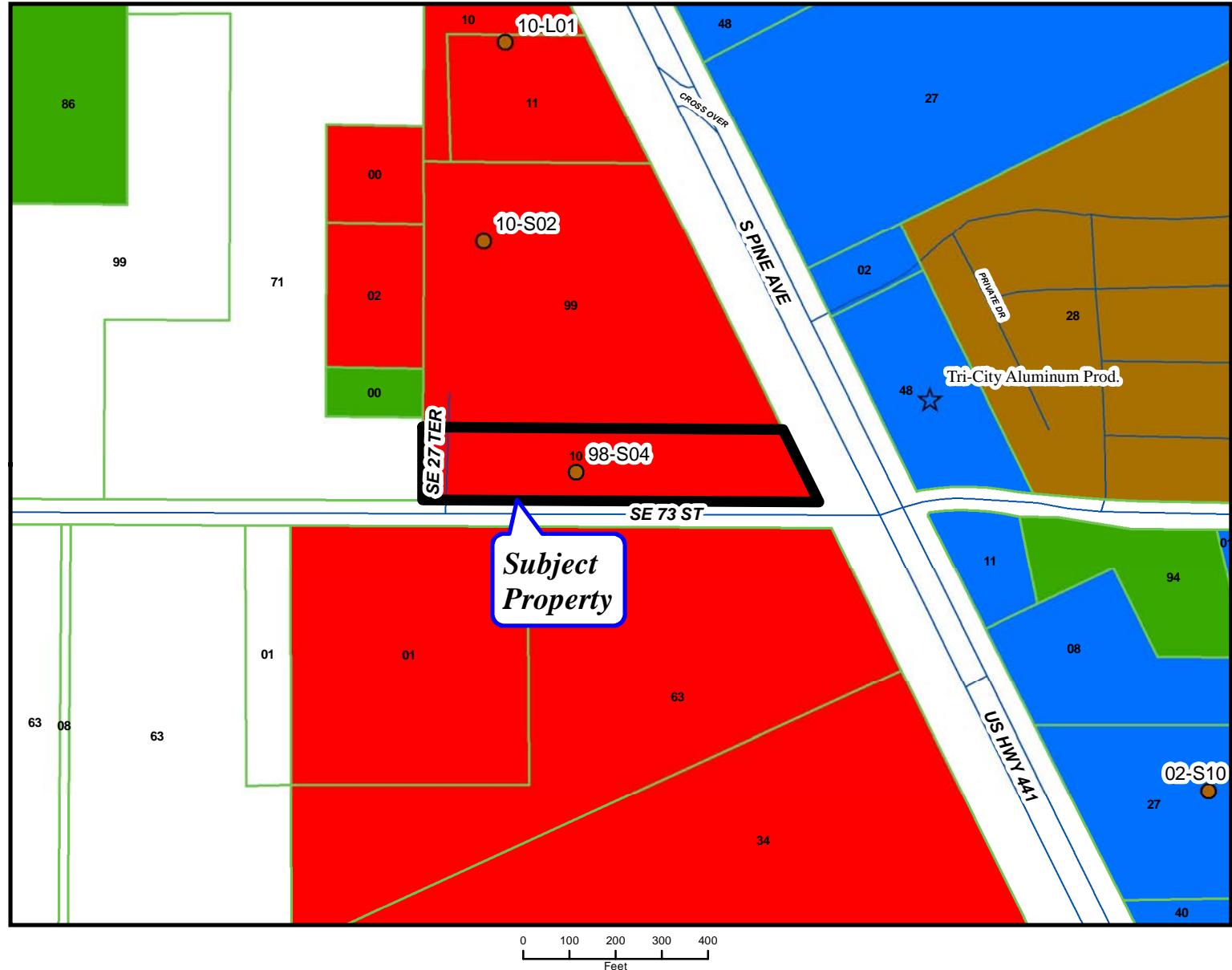
Aerial: 210812Z



0 100 200 300 400
Feet



Existing Land Use Designation 210812Z



Use per MC Property Appraiser		OWNER(S): Simeon Holdings, LLC. c/o Craig Heron
01	Single Family Res	AGENT: David Knight
50-69/99	Agricultural	
00/10/40/70	Vacant	
71	Church	PARCEL(S): 36475-000-00
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	



Legend

- All Amendments Rural Land (1 du/10 ac)

Policy 1.20



The legend is organized into three columns. The first column contains six items: 'Rural Land (1 du/10 ac)' with a white square, 'Low Residential (0 - 1 du/ac)' with a yellow square, 'Medium Residential (1 - 4 du/ac)' with an orange square, 'High Residential (4 - 8 du/ac)' with a brown square, 'Farmland Preservation Area' with a green square containing a grid pattern, and 'Urban Residential (8 - 16 du/ac)' with a light yellow square. The second column contains five items: 'Rural Activity Center (0 - 2 du/ac; FAR 0.35)' with a magenta square, 'Rural Community (0 - 3 du/ac; FAR 0.70)' with a light green square, 'Commercial (0 - 6 du/ac; FAR 1.0)' with a red square, 'Environmentally Sensitive Overlay Zone (ESOZ)' with a brown square containing diagonal lines, and 'Employment Center (0 - 12 du/ac; FAR 2.0)' with a blue square. The third column contains five items: 'Commerce District (N/A; FAR 2.0)' with a purple square, 'Public (N/A; FAR 1.0)' with a dark green square, 'Preservation (N/A; N/A)' with a medium green square, and 'Municipality' with a grey square.



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

#2108123

AR#: 26890

PA#: 36475-000-00

APPLICATION FOR REZONING

Application No.: 2108123

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-2 + A-1 to B-4, for the intended use of:

RV Service Operation re: "Optimum RV"

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

Parcel account number(s): 36475-000-00

Property dimensions: 830' x 152' Total acreage: 2.8 AC

Directions: NWC S. 441 + S 73rd ST

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

Simeon Holdings LLC

Property owner name (please print) c/o Craig Heron
801 US Hwy 1

Mailing address

North Palm Beach, FL 33408

City, state, zip code

352-396-1000

Phone number (please include area code)

Craig Heron

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.

DAVID KNIGHT

Applicant or agent name (please print)
7400 S. US Highway 441

Mailing address

Ocala, FL 34480

City, state, zip code

407 497 6367

Phone number (please include area code)

David Knight

Signature

FOR OFFICE USE ONLY

RECEIVED BY: _____ DATE: _____ ZONING MAP NO.: 198

Rev. 07/03/2019

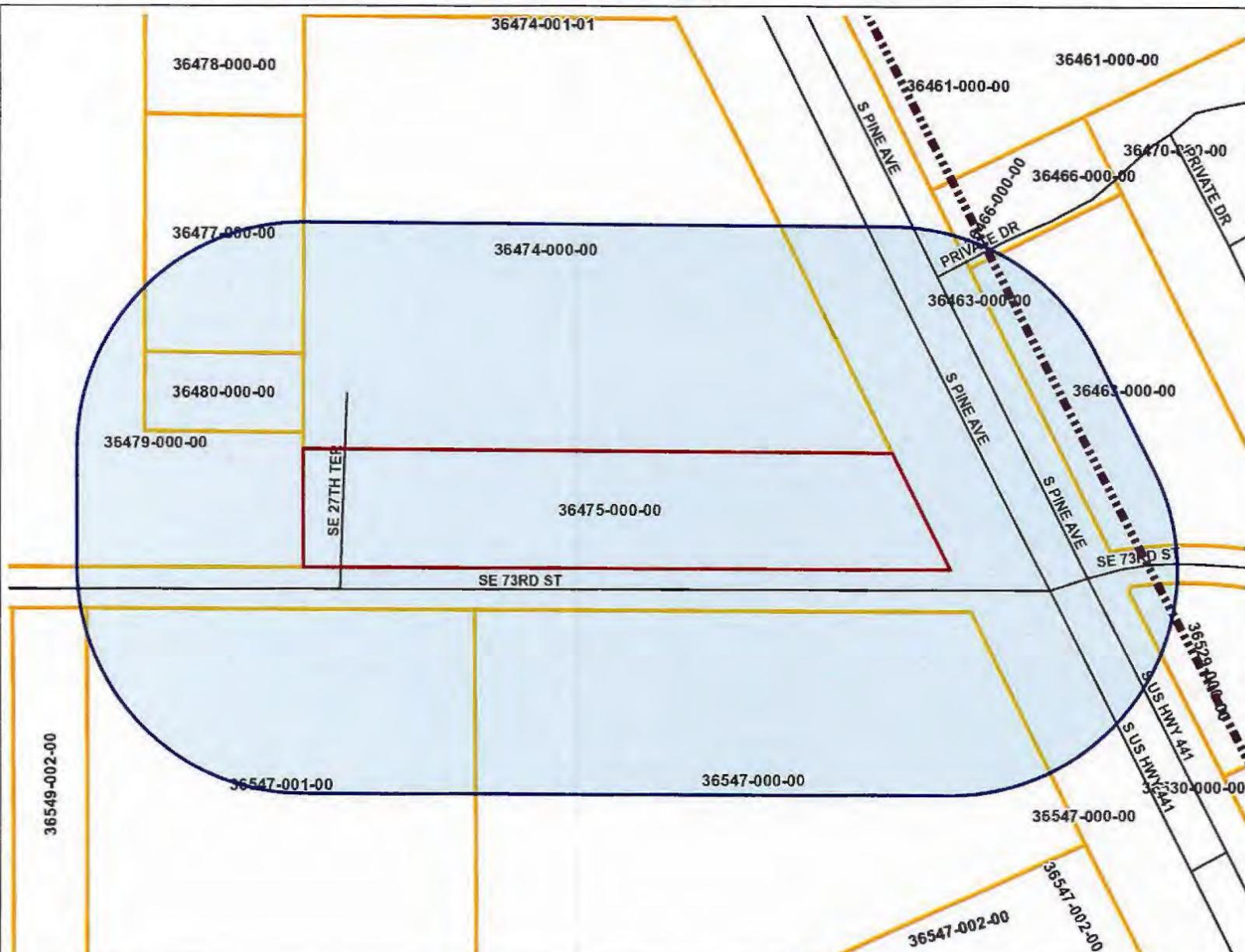
Project 2021 05 0067

STL = 10/16/22
"Meeting Needs by Exceeding Expectations"

David Knight @ Optimum RV, Inc.

www.marioncountyfl.org

AR 26890



0.1 0 0.04 0.1 Mile

Created By: do

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

Creation Date: 6/14/2021



Notes

AGENT: DAVID KNIGHT