



# 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 <sup>rd</sup> 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:

- a. **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



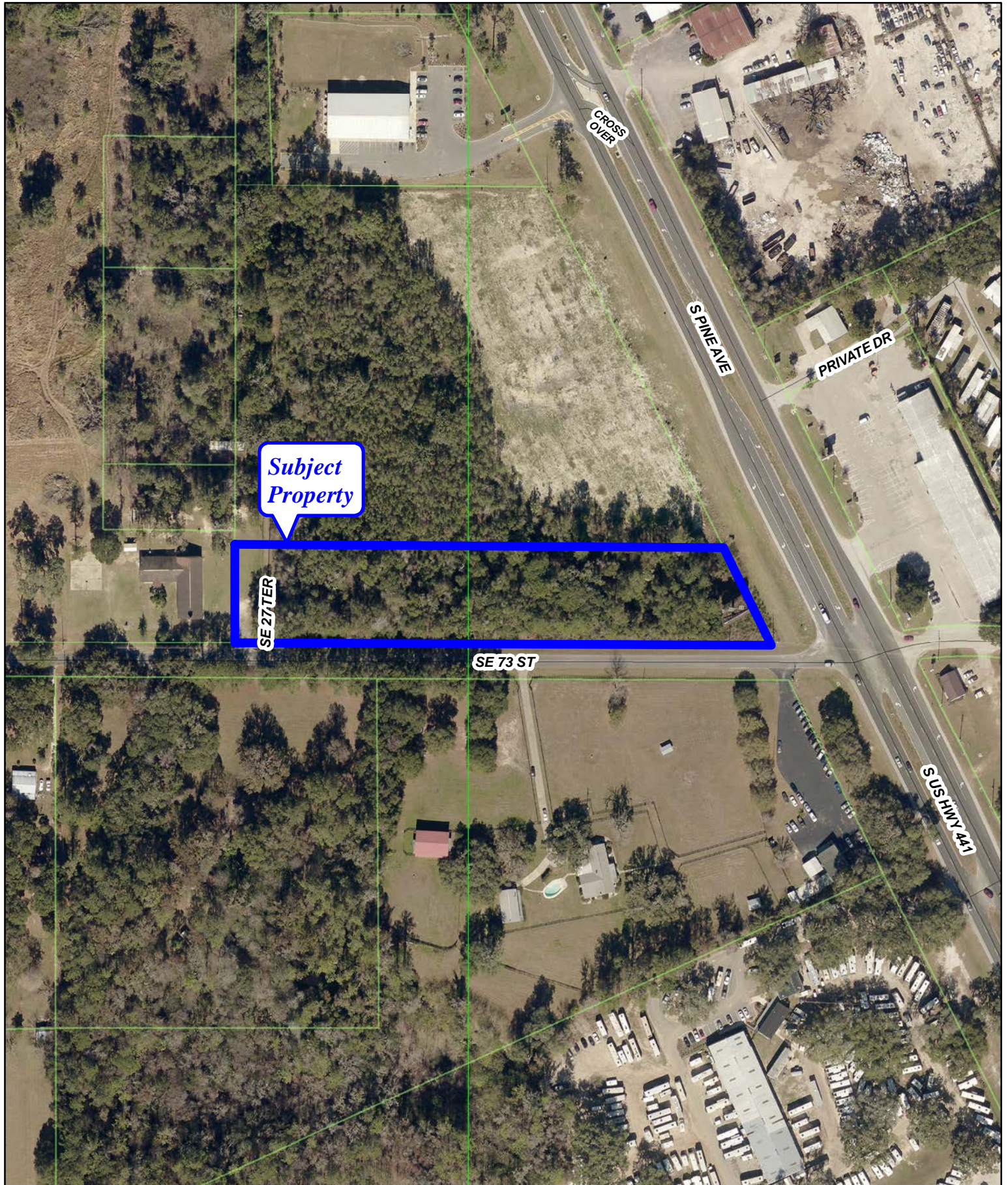
**Subject Parcel**







*Aerial: 210812Z*

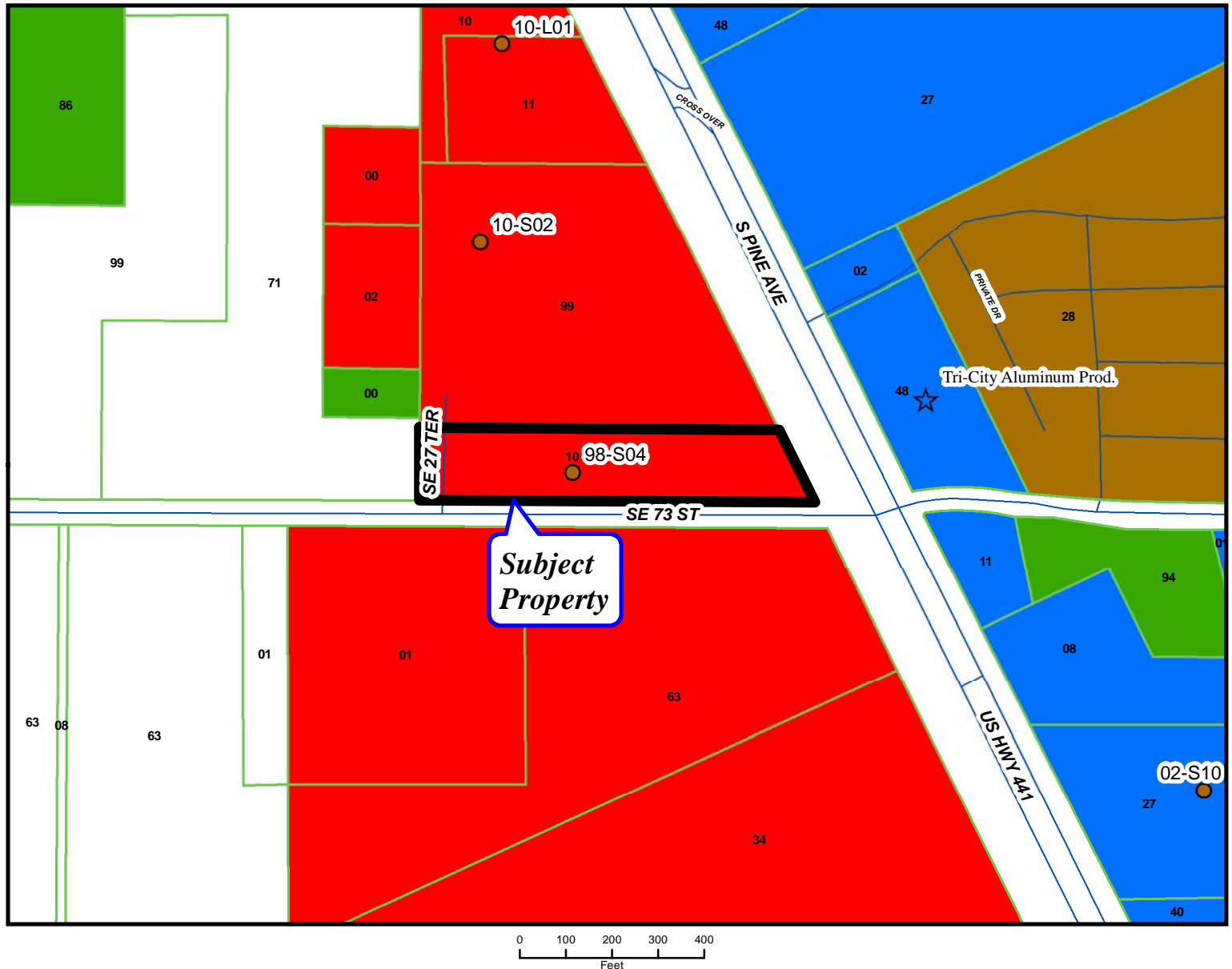



0 100 200 300 400  
Feet





# 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	PARCEL(S): 36475-000-00	
71	Church		
02	Mobile Home	<div>  <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> </div>	
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)	Urban Residential (8 - 16 du/ac)	Employment Center (0 - 12 du/ac; FAR 2.0)
<b>Policy 1.20</b>	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 (ESOEZ)	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

#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

Mailing address 801 US HWY 1  
North Palm Beach, FL 33408

City, state, zip code 352-396-1000

Phone number (please include area code)

Craig Heron  
Signature

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

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: \_\_\_\_\_ ZONING MAP NO.: 198

Rev. 07/03/2019

Project 2021 050067

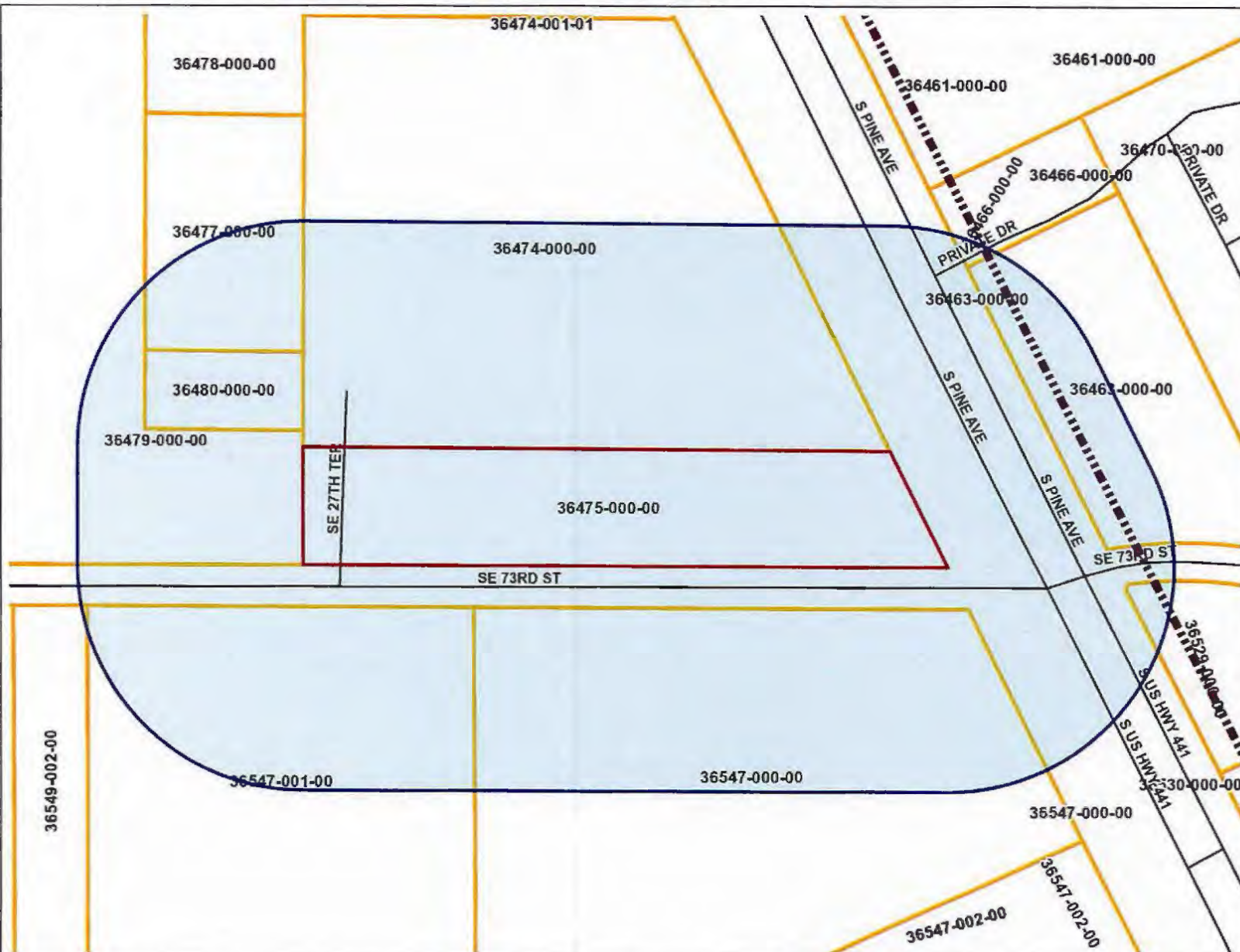
STR = 10/16/22  
"Meeting Needs by Exceeding Expectations"

David.Knight@OptimumRV.com

www.marioncountycl.org

AR 26890





#### Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Municipalities
- Marion County

1: 2,382

1 in = 0.04 Miles



#### Notes

AGENT: DAVID KNIGHT

0.1 0 0.04 0.1 Miles

Projected Coordinate System: NAD\_1983\_StatePlane\_Florida\_West\_FIPS\_0902\_Feet

Created By: dp

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