



Marion County Board of County Commissioners

Date: 7/28/2021

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

Item Number
210810Z

Type of Application
Rezoning

Request
From: B-2, Community Business
To: A-3, Residential Agricultural Estate

Owner/Applicant
International Property Services Corp, Profit Sharing Plan Trust c/o John Rudnianyn

Parcel #/Acreage
01958-001-02/
±1.50 acres

Location
A half-mile west of HWY 329 on HWY 318

Existing Zoning
B-2 Community Business

Future Land Use
Rural Land

Staff Recommendation
Approval

P&Z Recommendation:
APPROVAL
(ON CONSENT)



Item Summary

Staff is recommending **Approval** of a rezoning request for parcel 01958-001-02, from B-2, Community Business to A-3, Residential Agriculture Estate. The request was made in accordance with LDC Sec. 2.7.1, Zoning Change. Staff is recommending approval because the A-3 zoning classification is consistent with the Future Land Use and the surrounding area.

Public Notice

Notice of public hearing was mailed to 25 property owners within 300 feet of the subject property. No written comments have been submitted at the time of this report's distribution. Additional public comments may be available at the public hearing.

Location

The subject parcel is located on W HWY 318, a half-mile west of HWY 329. It is outside of the Urban Growth Boundary and within the Secondary Springs Protection Zone. The subject property is within the Farmland Preservation Area.

Project Planner
Ken Weyrauch,
Sr. Planner

AR:26864

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

ADJACENT PROPERTY CHARACTERISTICS			
Direction	Future Land Use Designation	Zoning	Existing Use per MCPA Property Code
North	Rural Land	A-1, General Agriculture	(60-65) Grazing
South	Rural Land	A-1, General Agriculture	(60-65) Grazing
East	Rural Land	A-1, General Agriculture	(01) Improved Residential
West	Rural Land	A-1, General Agriculture	(00) Vacant Residential

Infrastructure

Access is from W HWY 318.

Road	Classification	Maintenance	Existing Conditions			
			Surface	No. Lanes	R/W Min. Width	R/W Deficiency
W HWY 318	Collector, Arterial (rural 2-lane undivided)	County	Paved	2	60'	60'

Water/Sewer services lie within the Marion County Utilities Municipal Service Area. In the event that connection is not required, utilities are to be provided on-site by Applicant.

Utility	Service Area
Water	MCU/ Private well
Sewer	MCU/ Private septic

Request

The applicant is requesting a zoning change from B-2, Community Business to A-3, Residential Agricultural Estate. The subject property was previously a parcel of record, meaning that the 1.5-acre property was a recognized parcel prior to 1992. The property was combined with a much larger A-1 property (143 acres) at the time of the initial application and was recently subdivided back out to the original 1.5-acre parcel.

Analysis

In reaching its decision, the Board of County Commissioners shall find that the following exist:

- Granting the proposed Rezoning will not adversely affect the public interest.** The subject parcel is a historic parcel of record and was allowed to be subdivided out from the larger 100+ acre property to the north.

Residential and agricultural uses are much more compatible with the region than commercial zoning.

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 Rural Land. The proposed rezoning is consistent with the Comprehensive Plan.
3. **The proposed Rezoning is compatible with land uses in the surrounding area.** The proposed rezoning to A-3 is consistent with the land uses in the surrounding area. The A-3 zoning classification has previously been used for Hamlets and other agricultural/residential properties that do not meet the 10-acre minimum requirement. This zoning will allow for the flexibility of residential and agricultural use of the property while being scaled down to fit the area.

Planning & Zoning staff recommends Approval of this rezoning request.

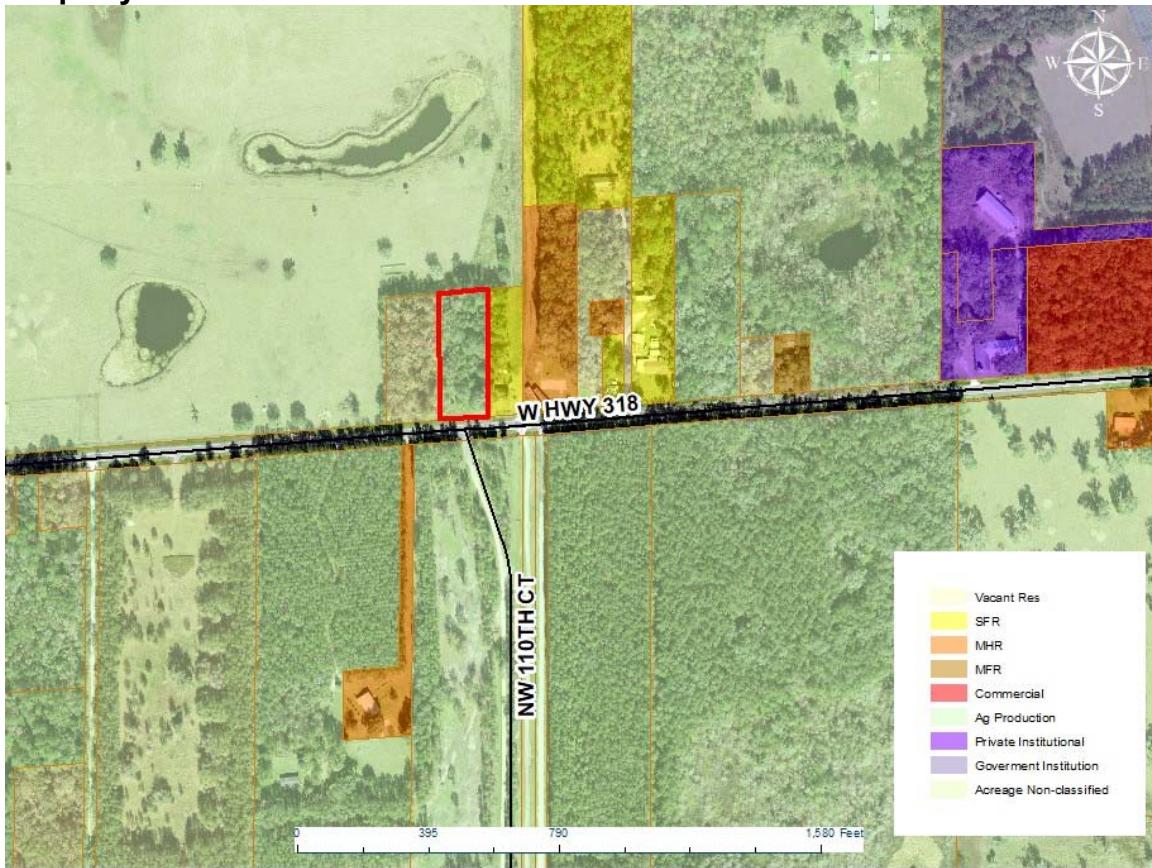
Zoning



Land Use



Property Use



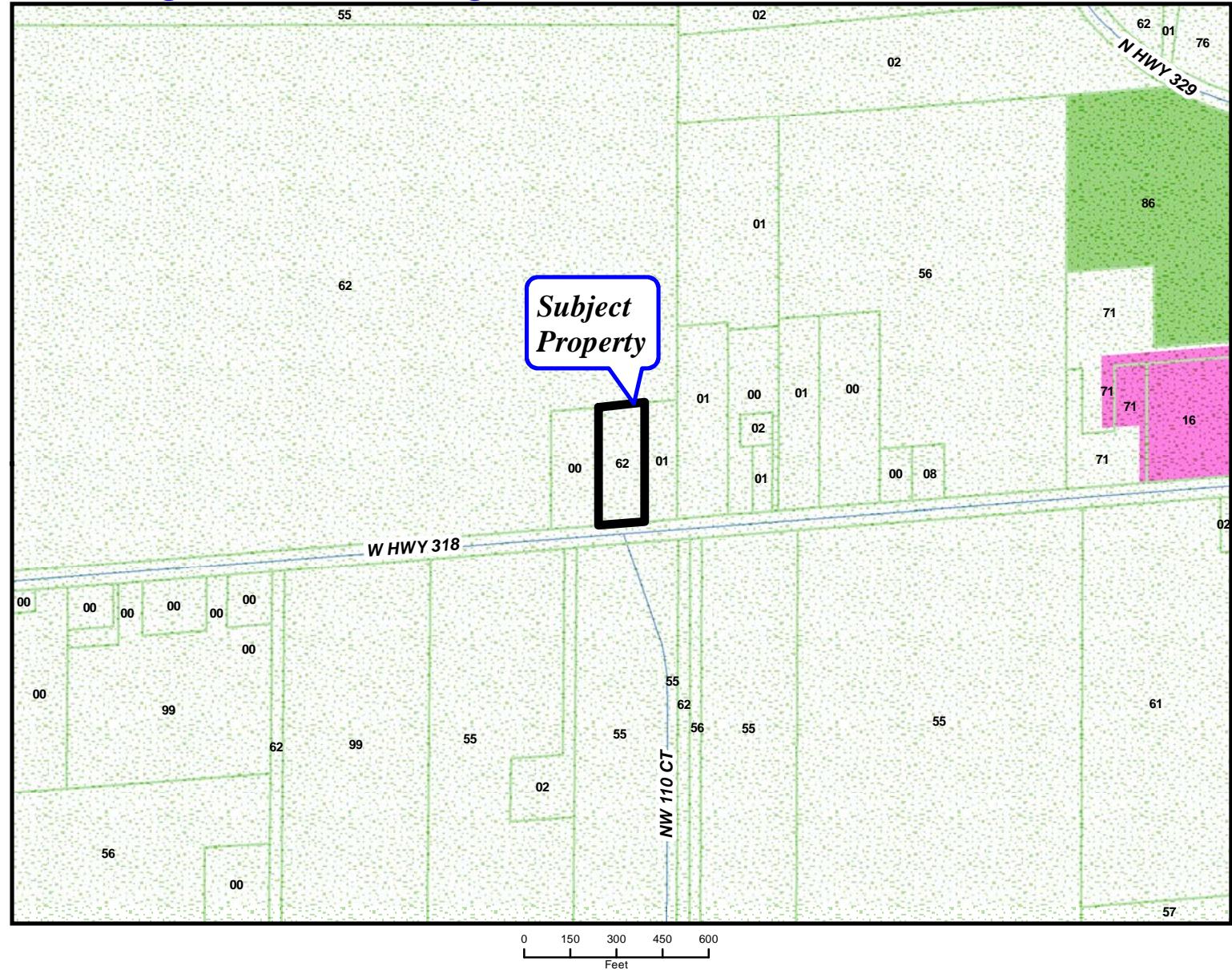
Aerial: 210810Z



0 100 200 300 400
Feet



Existing Land Use Designation 210810Z



Use per MC Property Appraiser	
01	Single Family Res
50-69/99	Agricultural
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

OWNER(S): International Property Services Corp. PSP Trust

AGENT: John S. Rudnianyn, TR

PARCEL(S): 01958-001-02

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)

Policy 1.20



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



Marion
County
FLORIDA

Updated

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

RECEIVED

JUN 30 2021

#2108103
AR# 36864
PA# 01958-001-02

MC GROWTH SERVICES

APPLICATION FOR ZONING CHANGE

Application No.: 2108103

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

to A-3, for the intended use of:

any and all uses allowed under A-3

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

Parcel account number(s): 01958-001-02

Updated

Property dimensions: 157.0 X 417.0

Total acreage: 1.50

Directions: Located 1/2 mile west of Flemington on CR 318 (intersection of CR 318 and CR 329)

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

International Property Services Corp. Profit Sharing Plan Trust

Property owner name (please print)

By: John S. Rudnianyn, Trustee

Mailing address

2441 NE 3rd St, Suite 201 Ocala, FL 34470

City, state, zip code

(352) 239-1553

Phone number (please include area code)

Email Address: John@IPSOcala.com

Applicant or agent name (please print)

Mailing address

City, state, zip code

Phone number (please include area code)

John S. Rudnianyn
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: _____
LAND USE: _____

DATE: _____
ZONING: _____

ZONING MAP NO.: _____
SEC/TWP/RGE: _____ / _____ / _____

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

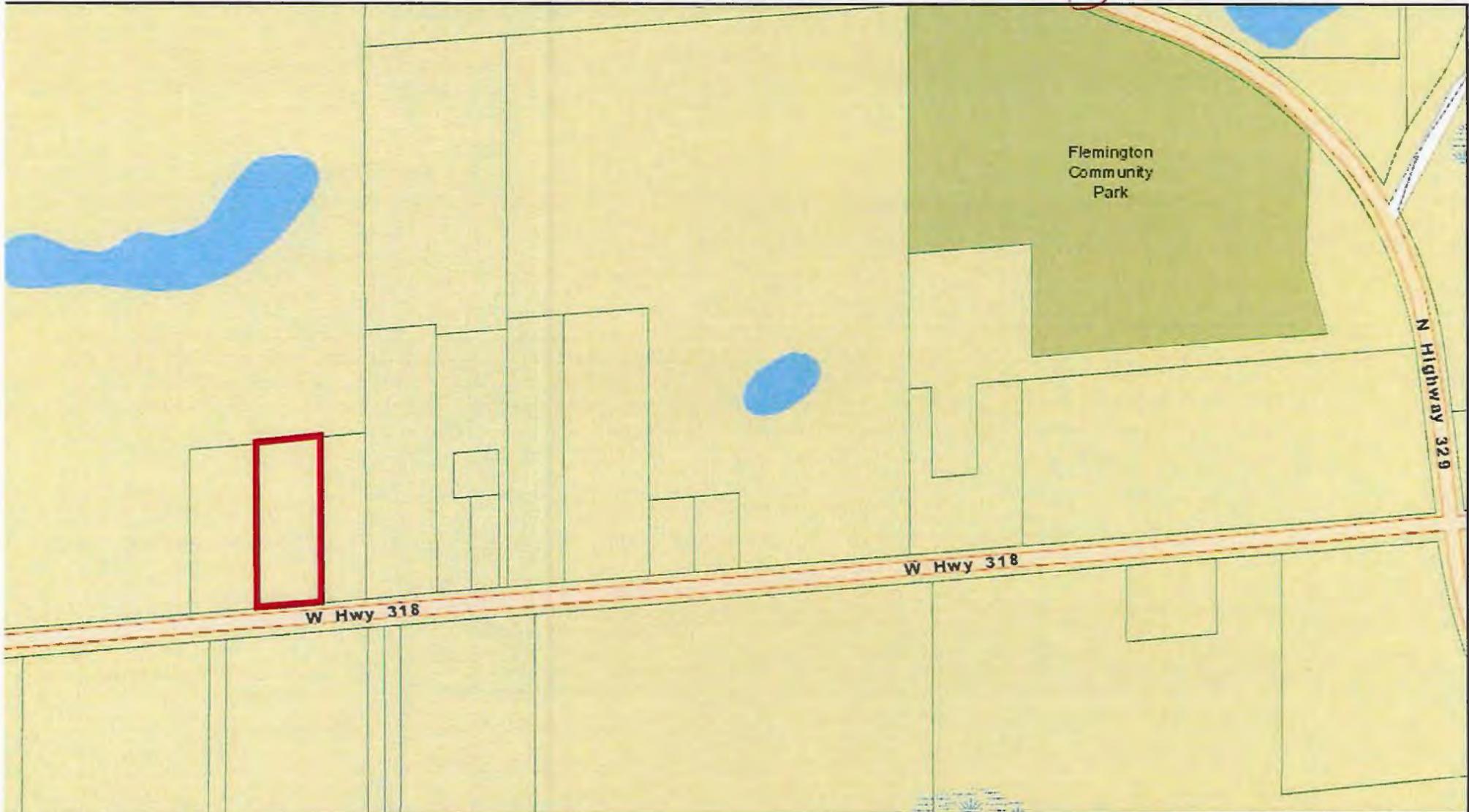


Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

#2108103

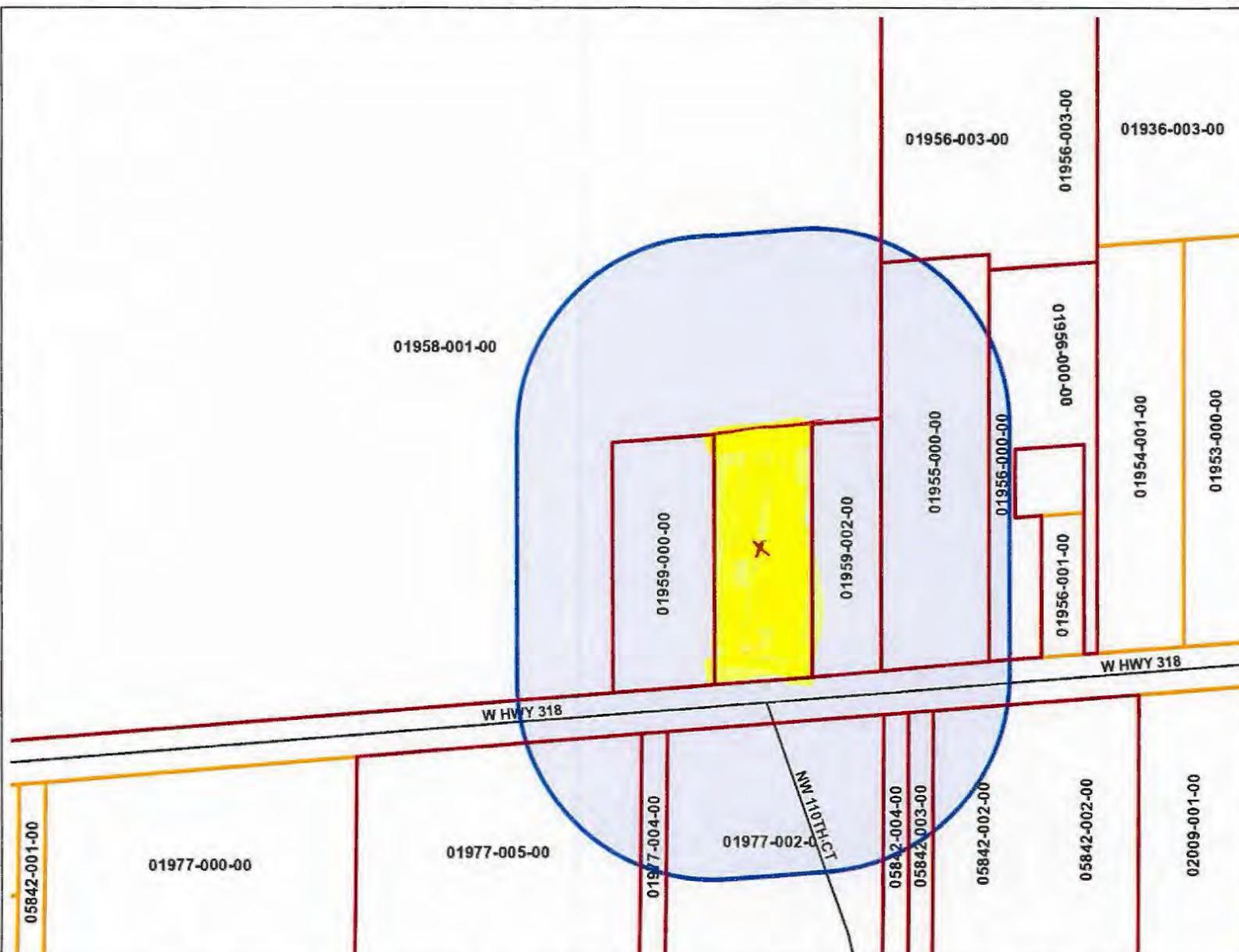
Last Updated: 06/25/2021



Print Date: 06/30/2021

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



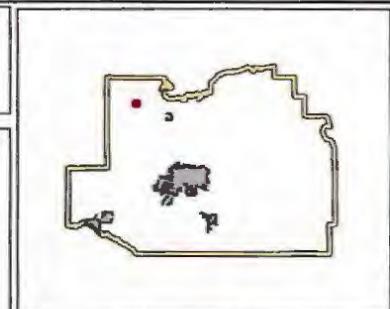
0.1 0 0.04 0.1 Miles

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: 7/7/2021



Legend

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

1: 2,746

1 in = 0.04 Miles



Notes

C/O: JOHN S. RUDNIANYN, TRUSTEE

UPDATED