



Marion County Board of County Commissioners

Date: 7/28/2021

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

Item Number
210811Z

Type of Application
Rezoning

Request
Applicant requests to
rezone from A-1 to PUD.

Owner/ Applicant
M & S Global, LLC

Agent
Rudnianyn, Steve

Parcel #/Acreage
13086-002-00/0.54

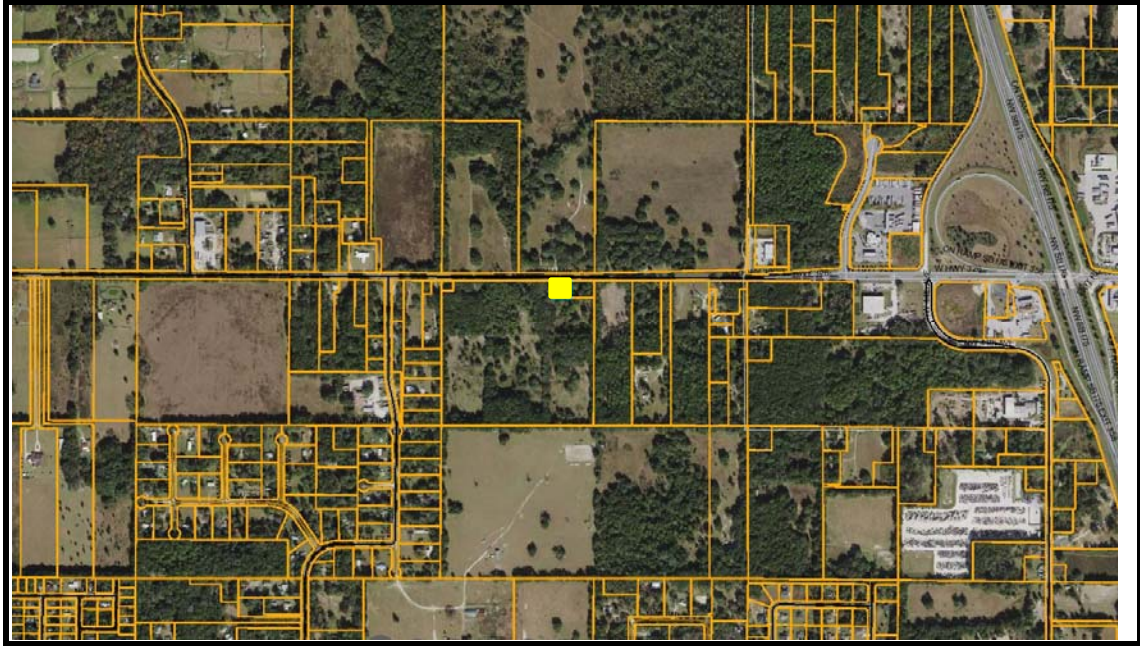
Future Land Use
Low Density
Residential

Existing Zoning
A-1: General
Agriculture

Staff
Recommendation
Approval

P&Z
Recommendation:
Approval
(ON CONSENT)

Project Planner
Kenneth Odom,
Transportation Planner



Item Summary

Staff is recommending **Approval** of the rezoning request to change A-1 to PUD to facilitate building a home.

Public Notice

Notice of public hearing was mailed to 6 property owners within 300 feet of the subject property. No written comments have been received, in support of or opposed to, this zoning change.

Location

The subject parcel is unimproved and has not been designated an address by 911 services. It is located on the south side of the CR 326 corridor, approximately 0.8 miles west of I-75

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

Additional Information

N/A

Comprehensive Plan Amendment:

N/A

Code Case: None**ADJACENT PROPERTY CHARACTERISTICS**

Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Rural Land	A-1 General Agriculture	(60-65) Grazing
South	Low Density Residential	A-1 General Agriculture	(02) Improved Mobile Home
East	Low Density Residential	A-1 General Agriculture	(00) Vacant Residential
West	Low Density Residential	A-1 General Agriculture	(02) Improved Mobile Home

Request

The subject parcel is 0.54 acres in size and is currently zoned as A-1: General Agriculture. The applicant is requesting to rezone the entire property to PUD: Planned Unit Development in order to be able to place a manufactured home on the property and remain consistent with the Low Density Residential land use that is currently assigned to the property.

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 development patterns that currently exist in the area. 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 Low Density Residential. 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 is designated as Low Density Residential and the requested zoning change to PUD will be compatible with that land use designation.

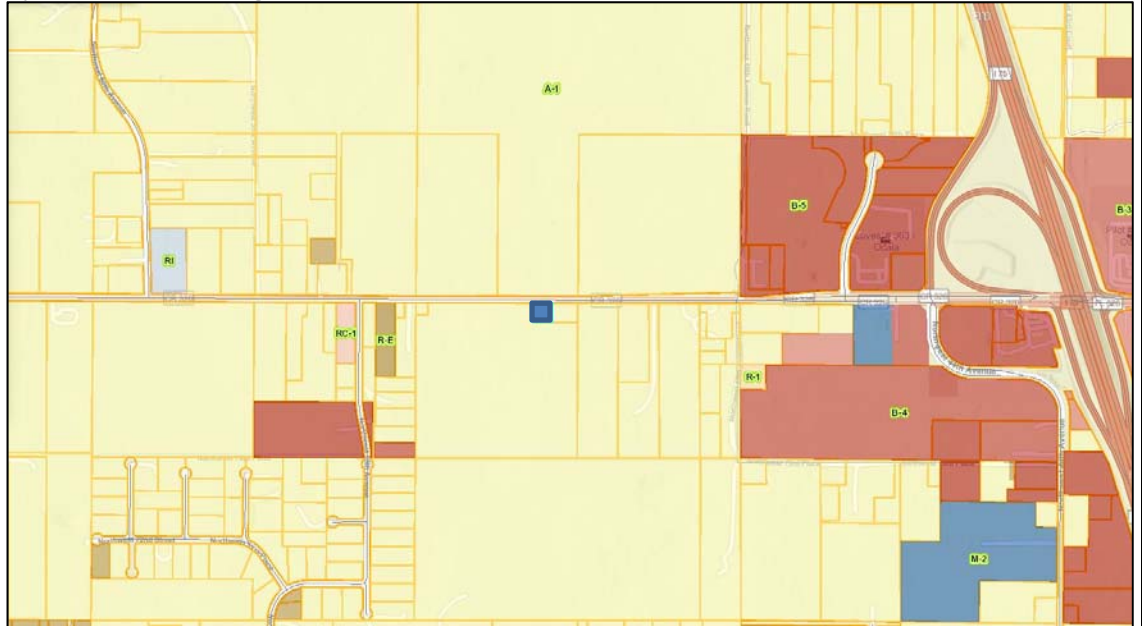
Utilities

Water and sewer service lines terminate approximately 1,500' to the east of the subject parcel. At this time, water services will be provided by well and sewer services will be provided by septic systems. Hook-up to municipal services may be required in the future. The subject parcels lie within the service area of Duke Energy Company.

Planning and Zoning Staff is recommending Approval of the rezoning application.

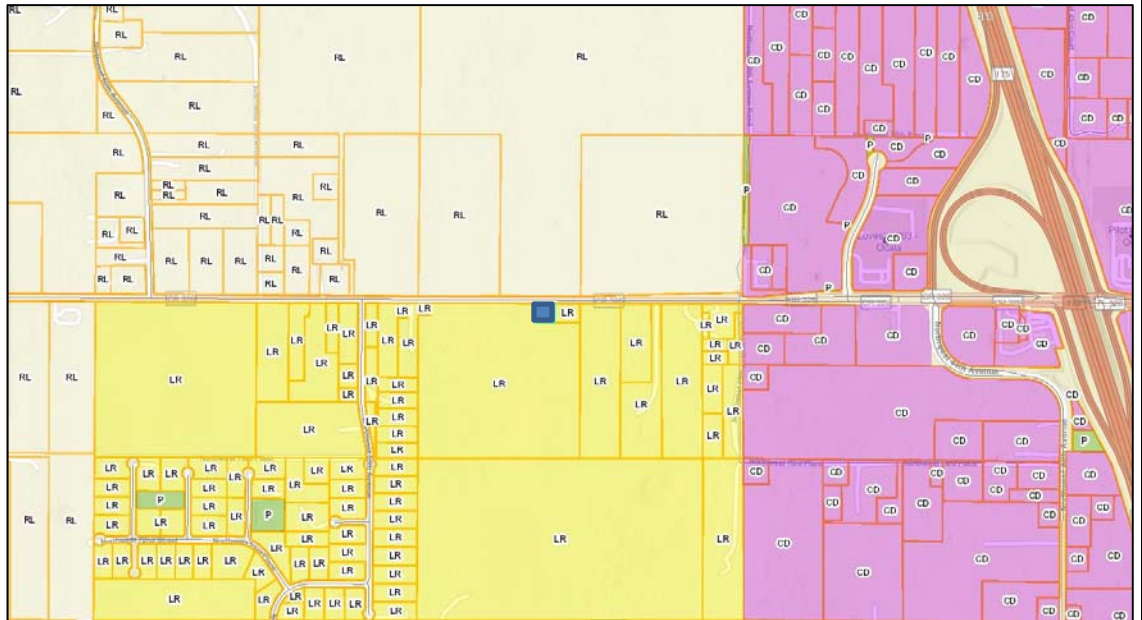
Zoning

The subject parcel is currently zoned A-1: General Agriculture. It is surrounded by A-1: General Agriculture.



Land Use

The subject parcel is Low Density Residential. It is surrounded by Low Density Residential and Rural Land.



Photos



CR 326 - Facing West



Boarded Home – East of Subject Parcel



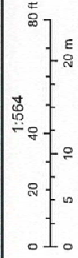
Subject Parcel



CR 326 – Facing East



210812



Print Date: 05/28/2021

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.

Aerial: 210811Z



W HWY 326

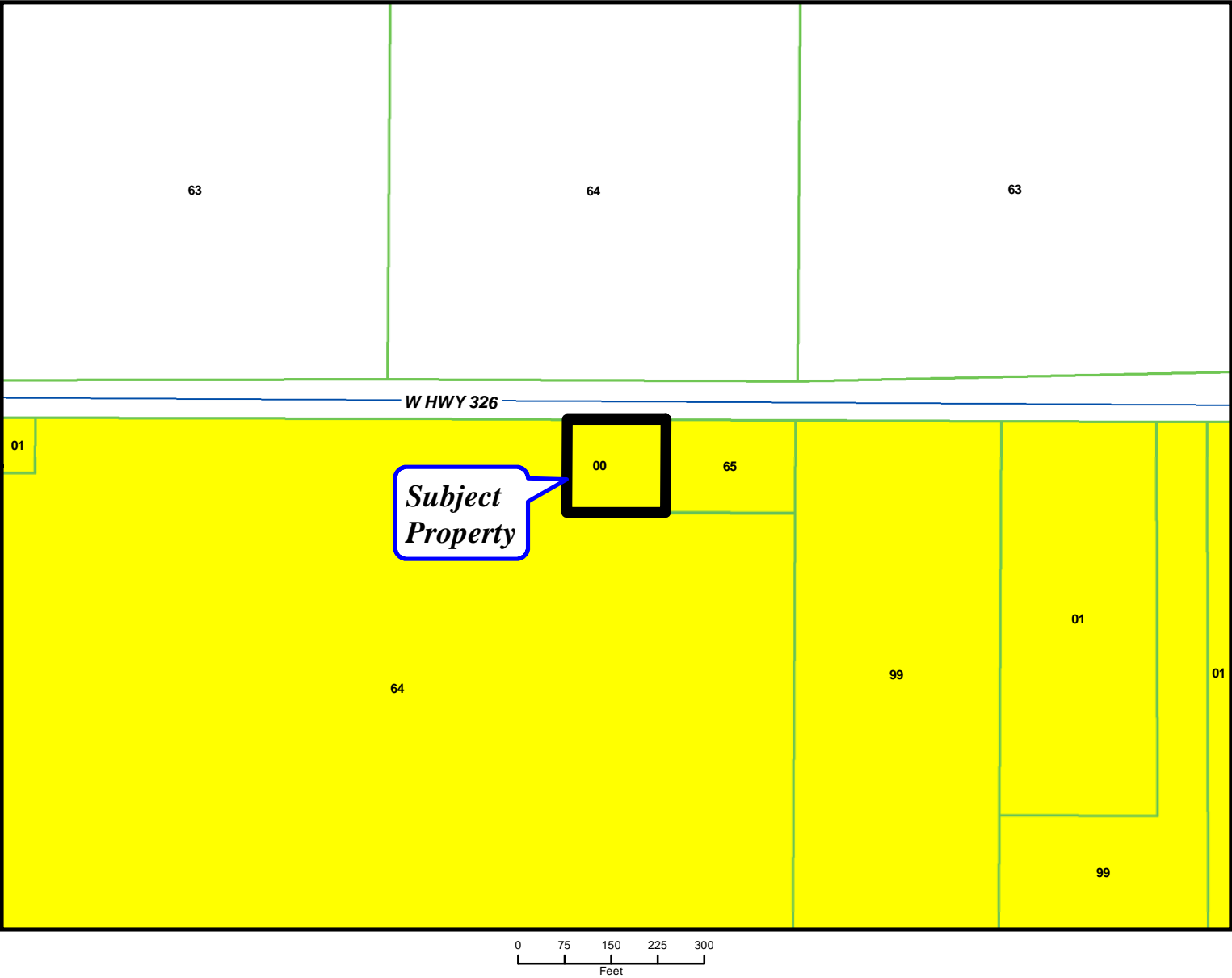
*Subject
Property*





0 75 150 225 300
Feet



Existing Land Use Designation 210811Z



















Use per MC Property Appraiser		OWNER(S): M&S Global, LLC.
01	Single Family Res	AGENT: Steve Rudnianyn
50-69/99	Agricultural	
00/10/40/70	Vacant	PARCEL(S): 13086-002-00
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> <div></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

Policy 1.20


-  Rural Land (1 du/10 ac)
 -  Low Residential (0 - 1 du/ac)
 -  Medium Residential (1 - 4 du/ac)
 -  High Residential (4 - 8 du/ac)
 -  Farmland Preservation Area
-  Urban Residential (8 - 16 du/ac)
 -  Rural Activity Center (0 - 2 du/ac; FAR 0.35)
 -  Rural Community (0 - 3 du/ac; FAR 0.70)
 -  Commercial (0 - 6 du/ac; FAR 1.0)
 -  Environmentally Sensitive Overlay Zone (ESOZ)
-  Employment Center (0 - 12 du/ac; FAR 2.0)
 -  Commerce District (N/A; FAR 2.0)
 -  Public (N/A; FAR 1.0)
 -  Preservation (N/A; N/A)
 -  Municipality



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

2108113
AR#: 26872

PA#: 13086-002-00

APPLICATION FOR ZONING CHANGE

Application No.: 2108113

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 A-1

to PUD, for the intended use of:

Any an all uses allowed (for MH w/ adj. setbacks)

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

Parcel account number(s): 13086-002-00

Property dimensions: 159 X 147

Total acreage: .54 ✓

Directions: From Ocala Go North on 1-75 to the exit at 326. Go west on 326 about 1/2 of a mile. Property is on South Side of the road.

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

M & S Global, LLC

Property owner name (please print) c/o:

2441 NE 3rd Street Suite 201 ✓

Mailing address

Ocala, FL 34470

City, state, zip code

352-629-6101 ext 209

Phone number (please include area code)

Email Address: SR@IPSRrealtor.com

Signature

Steve Rudninayn ✓

Applicant or agent name (please print)

2441 NE 3rd Street Suite 201

Mailing address

Ocala, FL 34470

City, state, zip code

352-629-601 ext 209

Phone number (please include area code)

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: KO

DATE: 5-26-21

ZONING MAP NO.: 143

Rev. 07/02/2019

LAND USE: LP

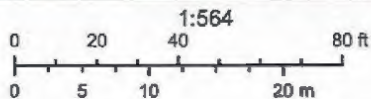
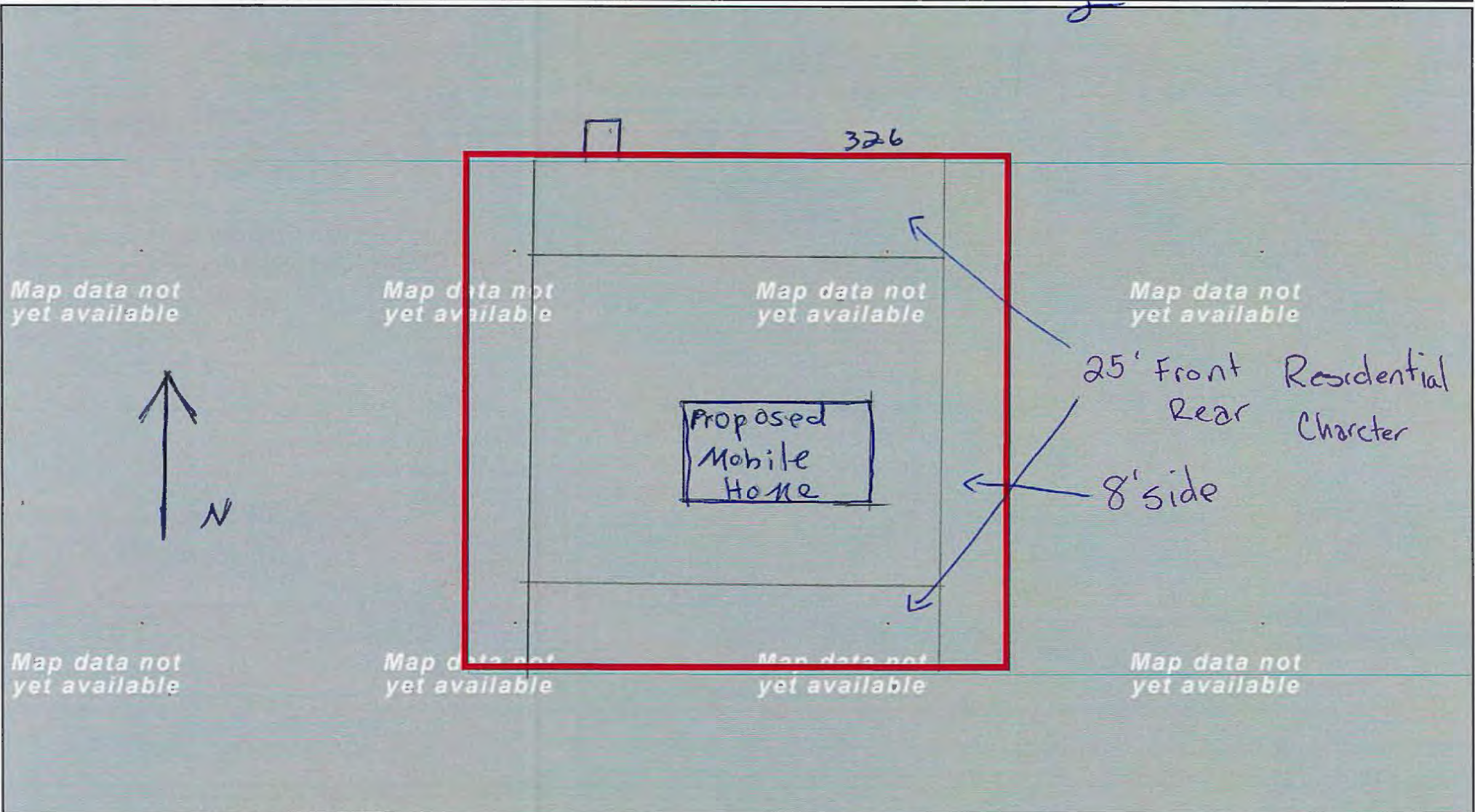
ZONING: A-1

SEC/TWP/RGE: 21 / 14 / 21

Project 20 21060021 AR 26872 "Meeting Needs by Exceeding Expectations"



2108112



Print Date: 05/28/2021

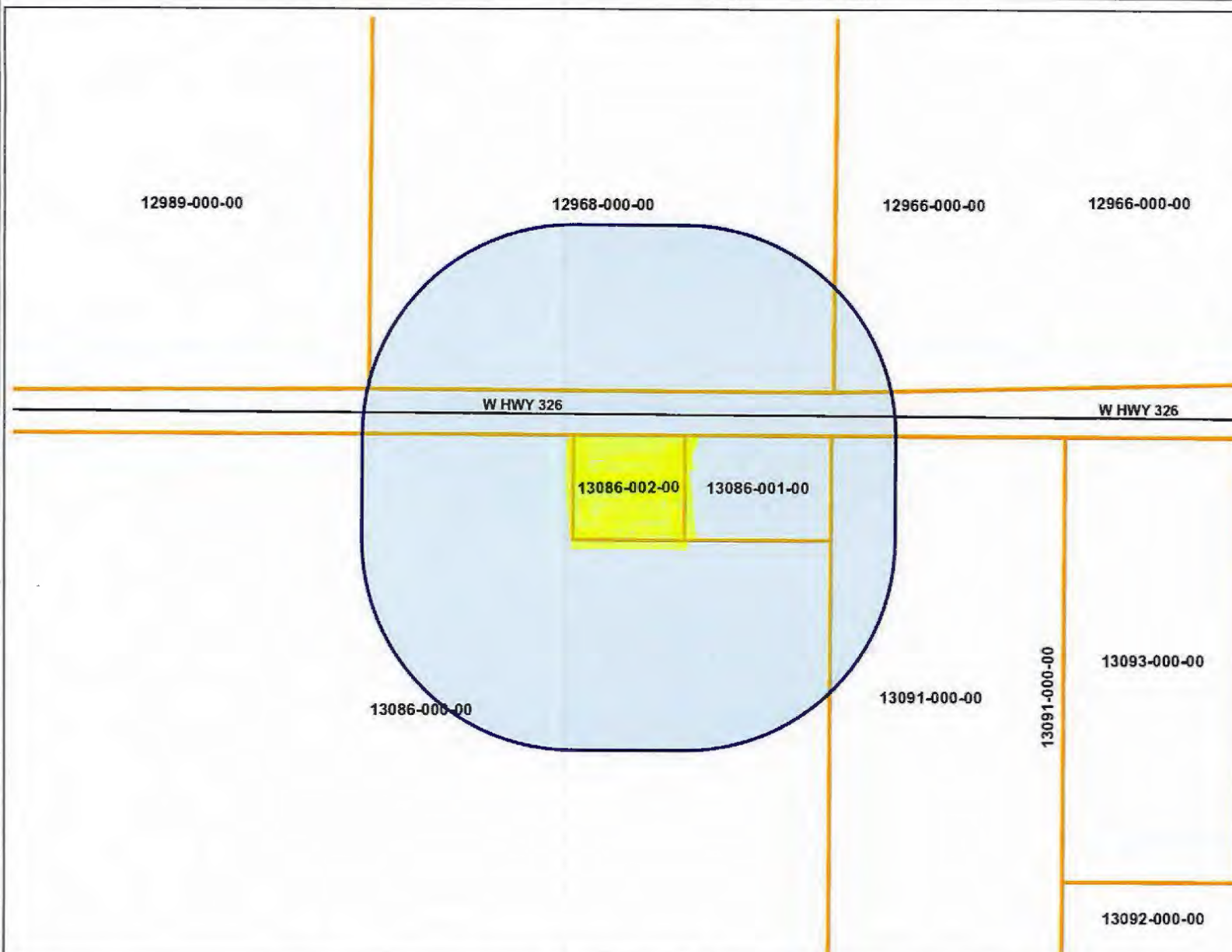
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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Legend

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



1: 2,547

1 in = 0.04 Miles



Notes

AGENT: STEVE RUDNIANYN

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