



# 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

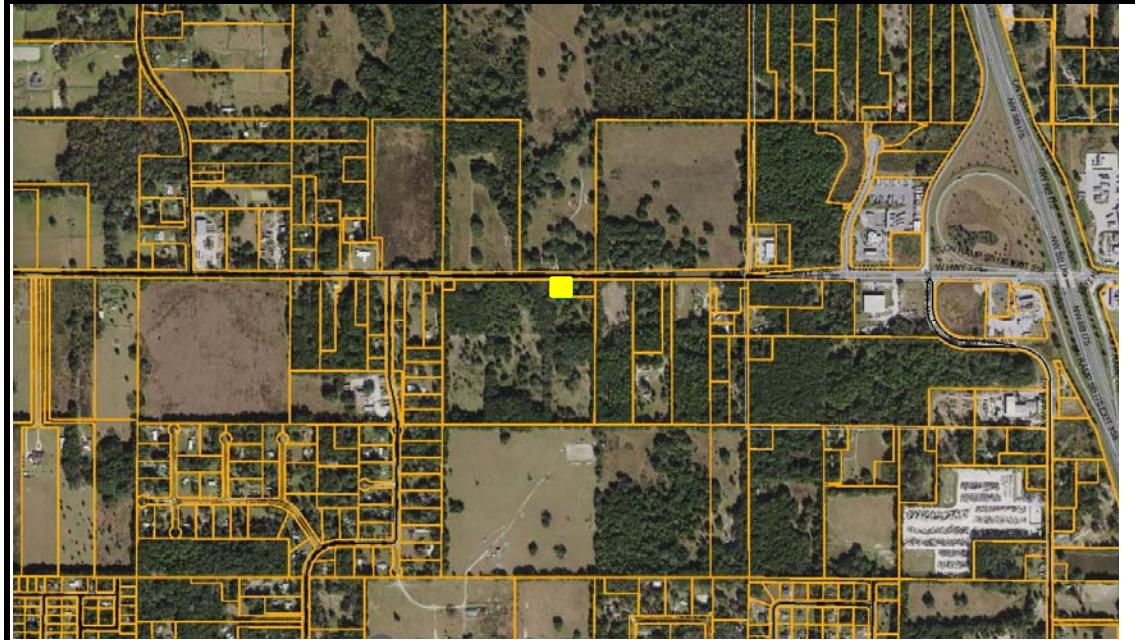
**Future Land Use**  
Low Density  
Residential

**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:

<b>Additional Information</b> N/A  <b>Comprehensive Plan Amendment:</b> N/A  <b>Code Case:</b> None	<b>ADJACENT PROPERTY CHARACTERISTICS</b>			
	<b>Direction of Adjacency</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Existing Use/MCPA Property Class</b>
	<b>North</b>	Rural Land	A-1 General Agriculture	(60-65) Grazing
	<b>South</b>	Low Density Residential	A-1 General Agriculture	(02) Improved Mobile Home
	<b>East</b>	Low Density Residential	A-1 General Agriculture	(00) Vacant Residential
	<b>West</b>	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.

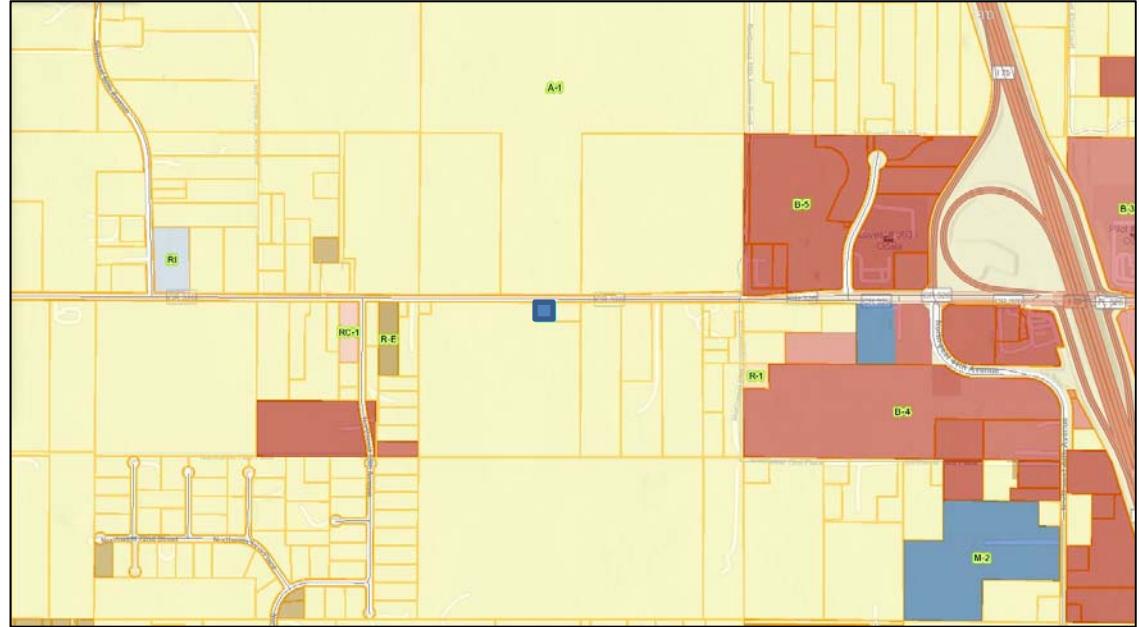
**Utilities**

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.**

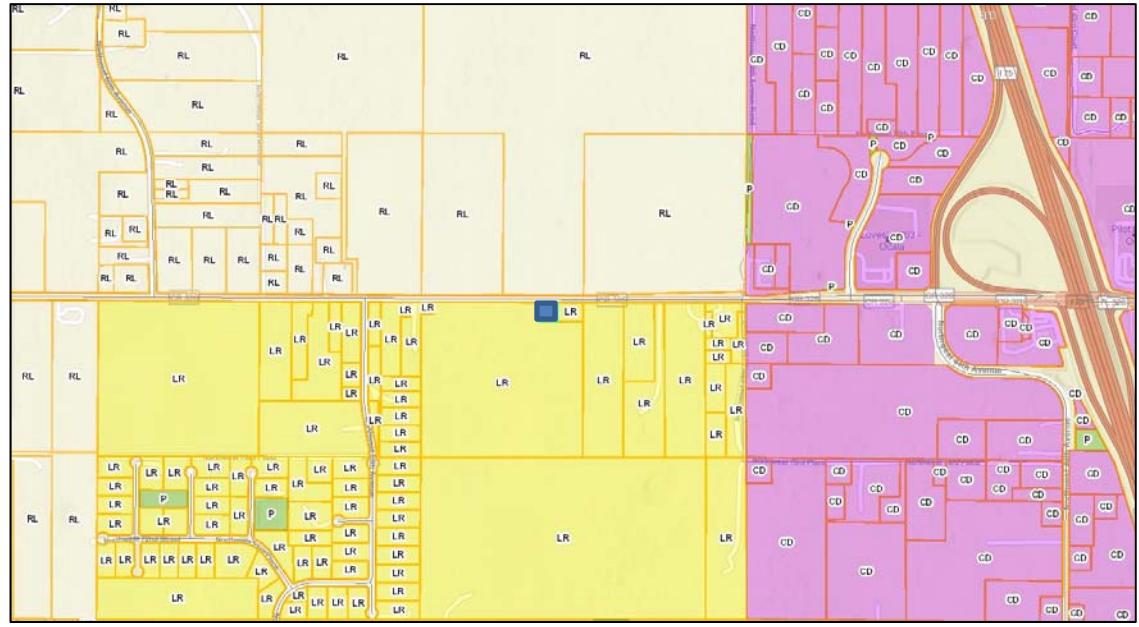
## **Zoning**

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**



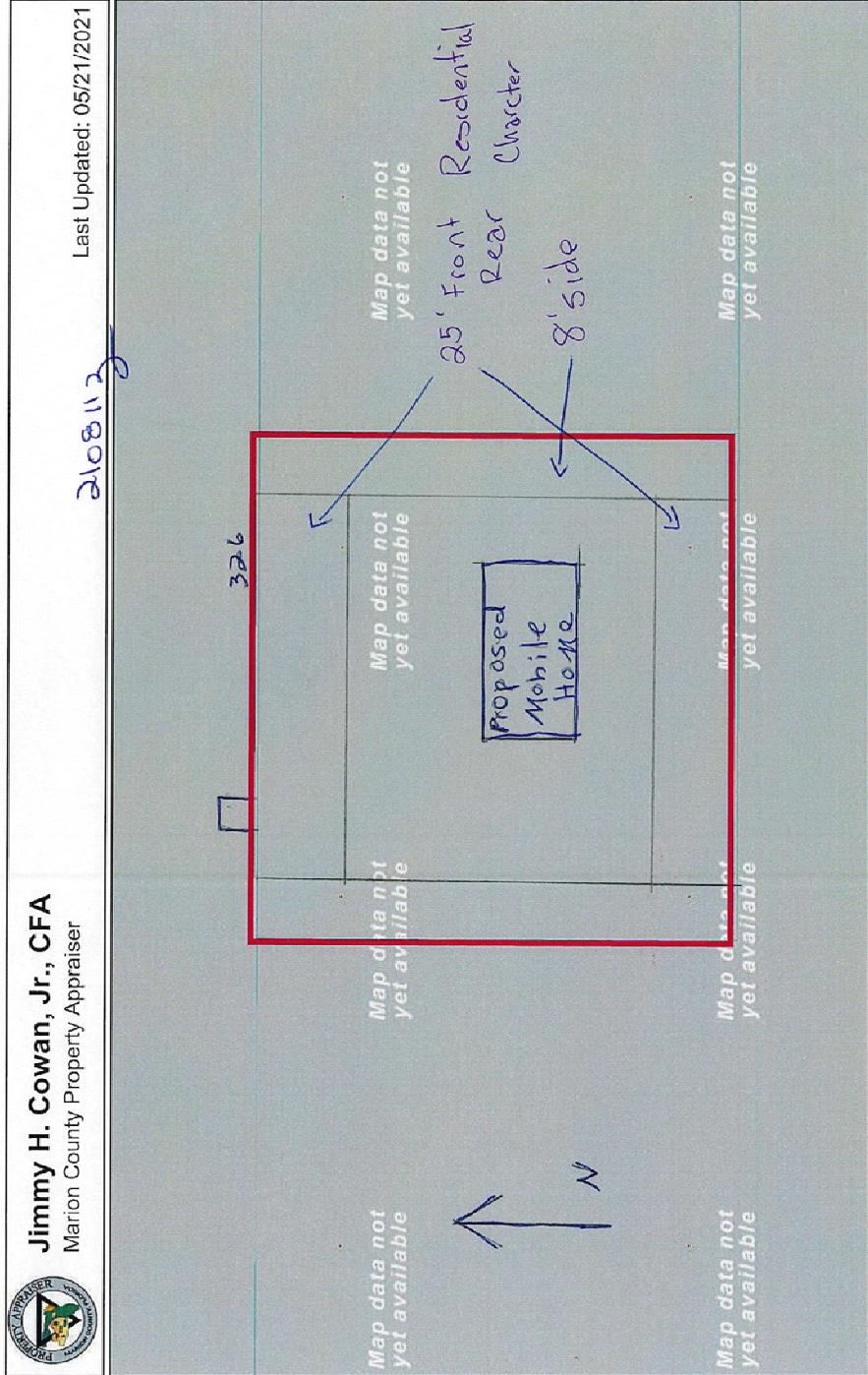
**CR 326 – Facing East**



**Jimmy H. Cowan, Jr., CFA**  
Marion County Property Appraiser

Last Updated: 05/21/2021

2108113



1:564  
0 5 10 20 40 80 ft  
0 5 10 20 m

Print Date: 05/28/2021  
Sources: Esri, HERE, Garmin, USGS, intermap,  
INCREMENT3D, NPS, Esri Japan, Esri, 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.

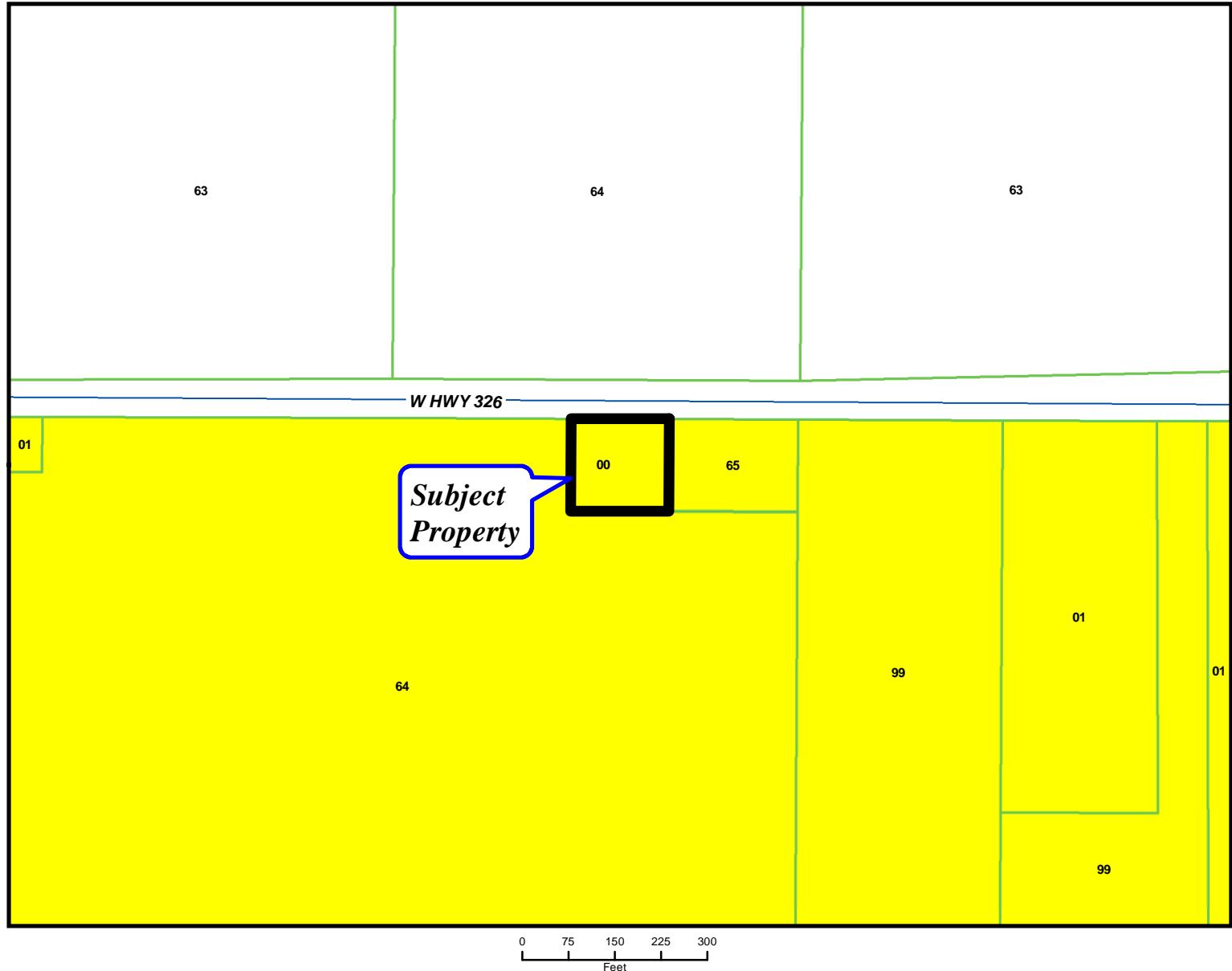
Aerial: 210811Z



0 75 150 225 300  
Feet



# Existing Land Use Designation 210811Z



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): M&S Global, LLC.**

**AGENT: Steve Rudnianyn**

**PARCEL(S): 13086-002-00**

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

### Policy 1.20



• All Amendments		Rural Land (1 du/10 ac)		Urban Residential (8 - 16 du/ac)		Employment Center (0 - 12 du/ac; FAR 2.0)
		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 (ESOZ)		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

# 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 and 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)

2441 NE 3rd Street Suite 201

C/O:

Steve Rudinayn ✓

Mailing address

Ocala, FL 34470

City, state, zip code

352-629-6101 ext 209

Phone number (please include area code)

Email Address: SR@IPSRealtor.com

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.

Signature

RECEIVED BY: KO  
LAND USE: LP

DATE: 5-26-21  
ZONING: A-1

ZONING MAP NO.: 143  
SEC/TWP/RGE: 21 / 14 / 21

Rev. 07/02/2019

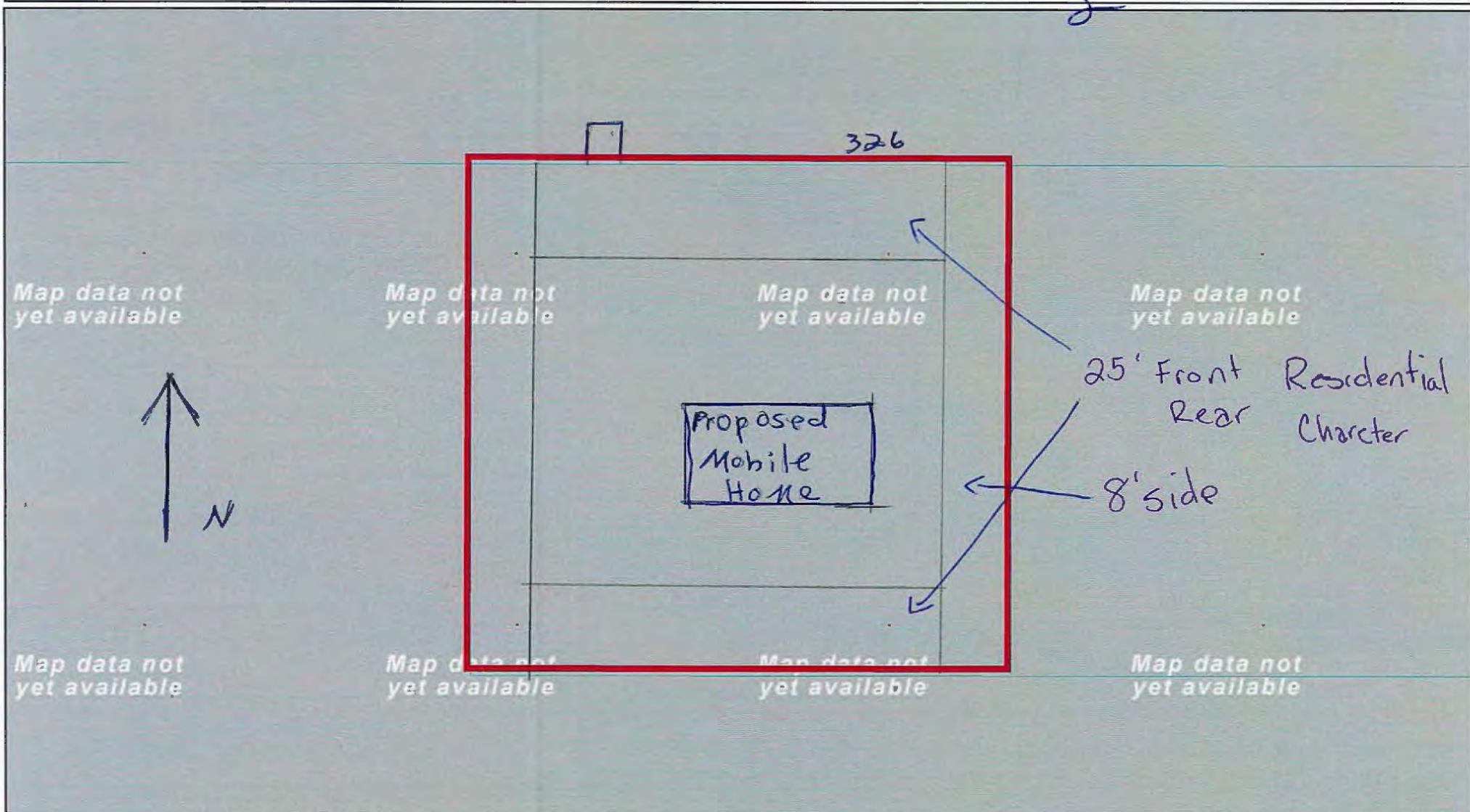
Project 2021060021 AR 26872 "Meeting Needs by Exceeding Expectations"



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

2108113  
Last Updated: 05/21/2021

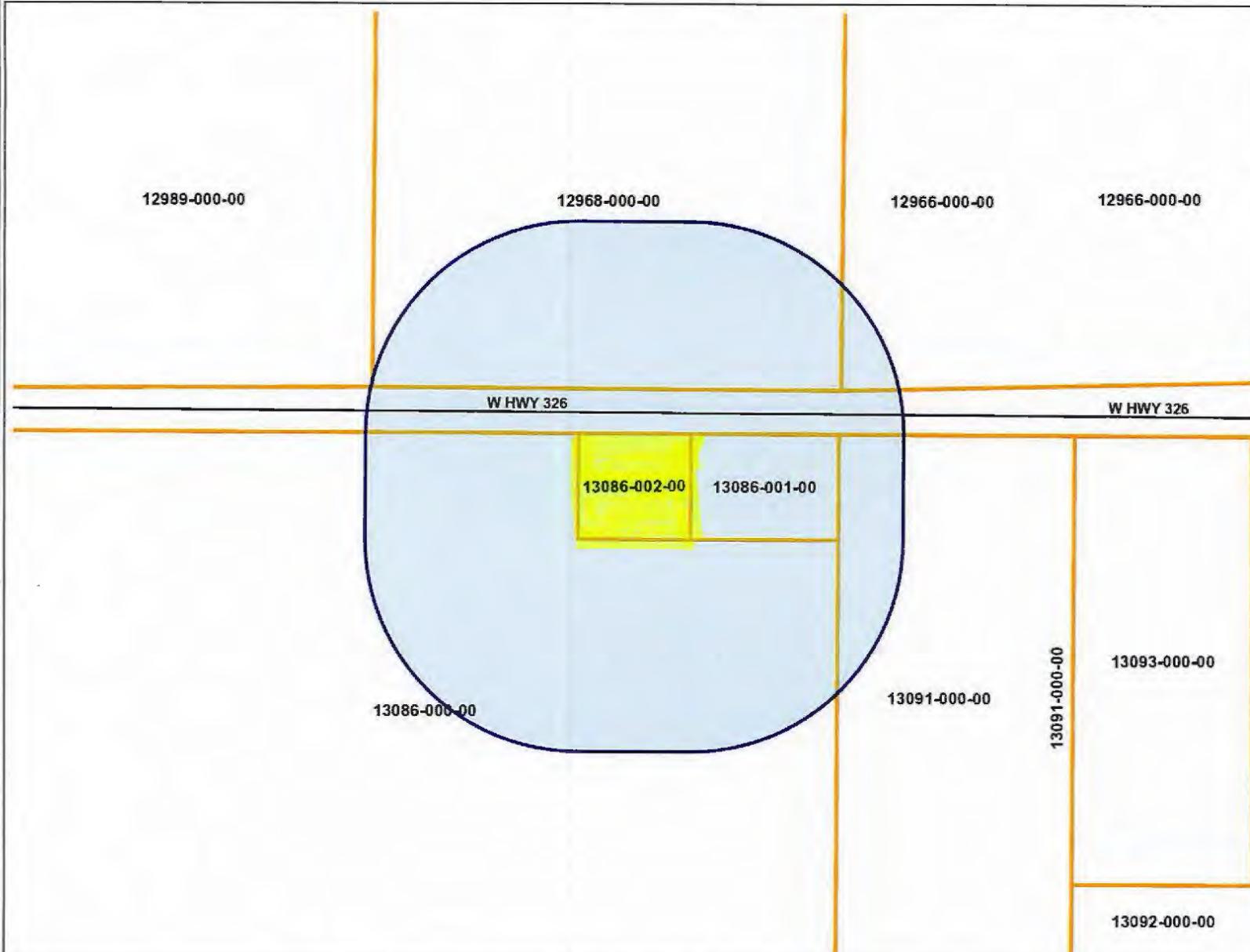


1:564  
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Print Date: 05/28/2021

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

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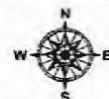


### Legend

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

1: 2.547

1 in = 0.01 Miles



## Notes

AGENT: STEVE RUDNIAK

0.1 0 0.04 0.1 Miles

Created By: dn

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 herein 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