



**Marion County  
Board of County Commissioners**

Growth Services ▪ Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

May 20, 2021

Jayne Ward  
5480 N. Shore Road  
Pensacola FL 32507

To Whom It May Concern:

We are sending this letter to inform you that your request for a zoning change from B-4 (Regional Business) to M-1 (Light Industrial) on parcels 34899-002-00 and 34899-004-00 was denied by the Board of County Commissioners on May 18, 2021.

The board found the request would adversely affect the public interest and was incompatible with land uses in the surrounding area.

When contacting the Planning and Zoning Division about this action, please refer to file 210505Z.

Sincerely,

Mary Elizabeth Burgess,  
Marion County Growth Services Director

SS

Rezoning Case No. 210505ZC

Official Minutes

(May 18, 2021)

May 18, 2021

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to adopt Resolution 21-R-257 granting the Special Use Permit with Condition 1, as amended below, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. In response to Commissioner Zalak, Ms. Burgess advised that the Master Plan will come back before the Board for approval. When the zoning change to PUD was approved there were architectural renderings that each new development within the PUD would be required to follow. She stated the applicant has agreed to provide information regarding the impact the development will have on the surrounding area.

The motion was unanimously approved by the Board (5-0).

Resolution 21-R-257 contains the following Condition:

1. The project shall be developed consistent with the project Concept Plan (Dated 2/22/21), architectural graphic images (Dated 2/19/19 & 2/15/21) for the initial western addition as depicted in the architectural graphic images. Sight line analysis and minimum development standards will be provided within 60 days of SUP approval.

**15.3.4. 210505Z - Jayne Ward, B-4 to M-1, 14.83 Acres**

The Board considered a petition by Jayne M. Ward, 5480 N. Shore Road, Pensacola, FL, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from B-4 (Regional Business) to M-1 (Light Industrial), for all uses permitted, including uses compatible with an airport, on approximately 14.83 Acres, on Parcel Account Nos. 34899-002-00 and 34899-004-00.

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 6= 0%

PLANNING AND ZONING COMMISSION RECOMMENDATION: Motion was made by Mr. Colen, seconded by Mr. Bonner, to agree with staff's findings and recommendation, and recommend approval of the requested Zoning Change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 5 to 0

Senior Planner Ken Weyrauch, Growth Services, commented on the request for a zoning change.

Jayne Ward, North Shore Road, Pensacola, applicant, advised that M-1 zoning is consistent and compatible with the airport zoning and is within the Comprehensive Plan, noting she no longer intends to develop it under the B-4 use. She stated the intent is to set up the zoning to sell the property for a use that would benefit the surrounding area of the airport.

Chairman Gold opened the floor to public comment.

Cindy Tveter, SW Highway 484, commented on the negative impact M-1 zoning would have on the surrounding farms in the area.

Chairman Gold advised that public comment is now closed.

Commissioner Bryant stated she cannot support changing the zoning to M-1, noting there are too many uses that are allowed in M-1 zoning. She advised that if someone purchases

May 18, 2021

the property and wants to open a business that will support the airport then they would need to come before the Board with a plan.

A motion was made by Commissioner Bryant, seconded by Commissioner Stone, to deny the Zoning Change from B-4, to M-1, disagreeing with Growth Services staff and the P&Z Commission, based on findings and recommendations that the proposed use will adversely affect the public interest, is not consistent with the Comprehensive Plan and is not compatible with the surrounding land uses. The motion was unanimously approved by the Board (5-0).

#### **15.3.5. 210508Z - Jason and Crystal Reed, R-E to A-1, 3.05 Acres**

The Board considered a petition by Jason M. and Crystal I. Reed, 10181 SE 111<sup>th</sup> Court, Ocala, FL, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from R-E (Residential Estate) to A-1 (General Agriculture), for all uses permitted, including a flower nursery, on approximately 3.05 Acres, on Parcel Account No. 3758-014-000.

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 13= 0%

PLANNING AND ZONING COMMISSION RECOMMENDATION: Motion 1 was made by Mr. Lourenco to disagree with staff's findings and recommendation, and recommend approval of the requested zoning change. This motion died for lack of a second.

Motion 2 was made Mr. Bonner, seconded by Mr. Colen, to agree with staff's findings and recommendation, and recommend denial of the requested zoning change based on the following findings of fact:

1. Will adversely affect the public interest
2. Is not consistent with the Marion County Comprehensive Plan
3. Is not compatible with the surrounding land uses

The Motion passed 4 to 1 with Mr. Lourenco dissenting

Growth Services Director Burgess provided an overview of the zoning change request from R-E to A-1. She advised that staff is recommending denial, noting the use is not proper in this area and the property does not meet the minimum 10 acres required for A-1. Ms. Burgess opined that a Special Use Permit would be a better option.

Crystal Reed, SE 111<sup>th</sup> Court, applicant, stated in 2019 she purchased the property from her grandparents, who moved into the smaller home on the property, and she took over the larger home. She advised that there are over 30 properties in the direct vicinity that are zoned A-1, noting there are cows, hogs and dogs that come onto the subject parcel from neighboring properties. The roads in the area are not paved and do not have streetlights.

Jason Reed, SE 111<sup>th</sup> Court, applicant, addressed staff concerns regarding the size of the property.

In response to Chairman Gold, Mr. Reed advised that he plans on registering with the United States Department of Agriculture (USDA) and getting his state certification for a small plant nursery on the property to support his landscaping business. He stated a 30 foot by 30 foot green house will be constructed and the property will not be open to the public.

Commissioner Stone questioned if poultry will be on the property. Mr. Reed stated there are no plans for chickens at this time, but there could be in the future.