



Marion County Board of County Commissioners

Date: 5/3/2022

P&Z: 4/25/2022 BCC: 5/17/2022

Item Number
2205011Z

Type of Application
Rezoning

Request

From: GU, Government Use

To: A-1, General
Agriculture

Owner/Applicant

4C Family Trust LLC./
Thomas Conrad

Parcel #/Acreage

07399-083-05/ ±25.36 ac

Future Land Use

Rural

Staff Recommendation

Approval

P&Z Recommendation:

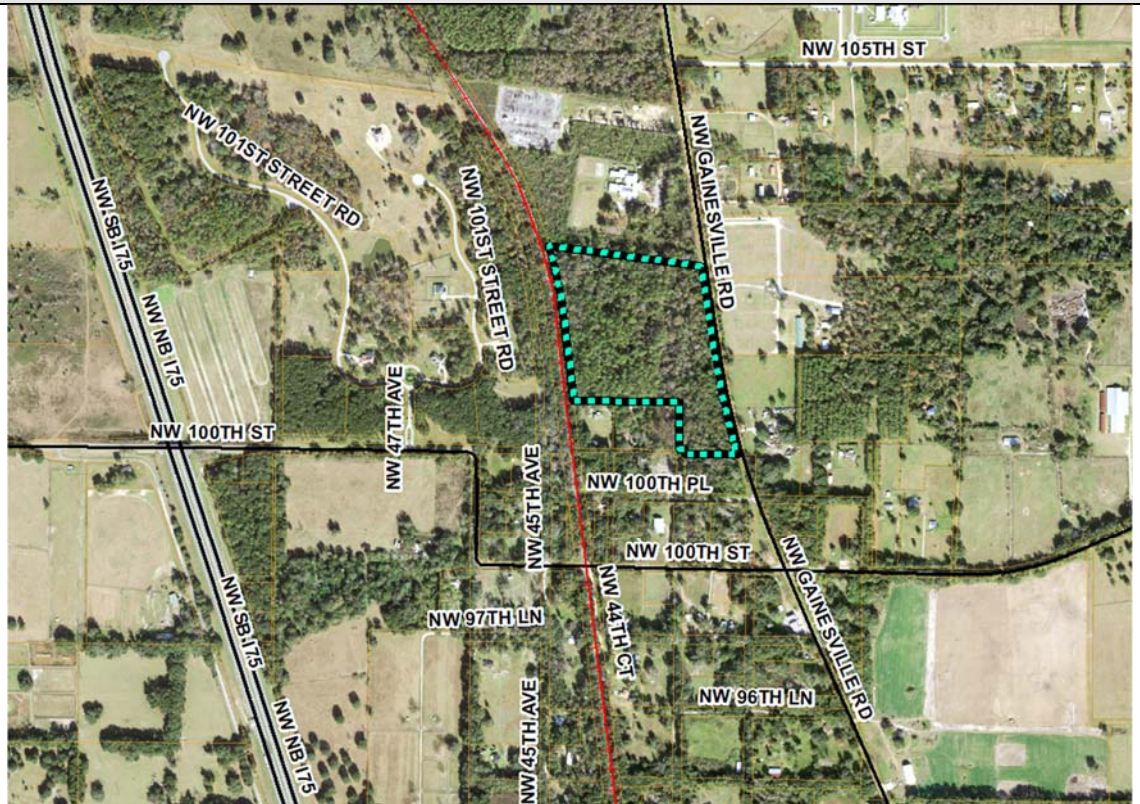
Approval

(ON CONSENT)

Project Planner

Kenneth Weyrauch,
Sr. Planner

AR:28086



Item Summary

Staff is recommending **Approval** of the rezoning request from G-U, Government Use, to A-1, General Agriculture. The request was made in accordance with Land Development Code (LDC) Sec. 2.7.1, Zoning Change. Staff is recommending approval of the rezoning because the requested zoning is consistent with the Land Use and consistent with the surrounding residential neighborhood.

Location

The subject property is located on NW Gainesville RD, just north of NW 100th PL.

Public Notice

Notice of the public hearing was mailed to 13 property owners within 300 feet of the subject properties. No oral or written comments in opposition have been received at the time of this report's distribution.

Analysis

The subject property was owned by the State of Florida and now has been sold to a private citizen. The property needs a zoning classification that is consistent with the land use of Rural Land and consistent with the surrounding area.

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

1. **Granting the proposed Rezoning will not adversely affect the public interest.** The subject property is located outside of the formal Urban Growth Boundary and within the Farmland Preservation area. The proposed rezoning to A-1: General Agriculture is consistent with the surrounding area and will not adversely affect the public interest.
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 (0-0.1 du/ac). The proposed zoning is consistent with Rural Land and consistent with Policy 3.1.4: Rural Area Outside of the UGB, and Objective 3.3: Farmland preservation Area.
3. **The proposed Rezoning is compatible with land uses in the surrounding area.** The proposed use of the property is agriculture which is consistent with the proposed zoning change and the surrounding area.

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	Public	G-U Government Use	State Property
South	Rural	A-1, General Agriculture	SFR
East	Rural	A-1, General Agriculture B-5, Heavy Business	Agriculture Historic Manufacturing
West	Rural	A-3, Agricultural Estate	SFR

Infrastructure

Traffic

Subject property is located on NW Gainesville Road. The proposed zoning change to A-1, General Agriculture does not raise any concerns as far as traffic is concerned.

Utilities

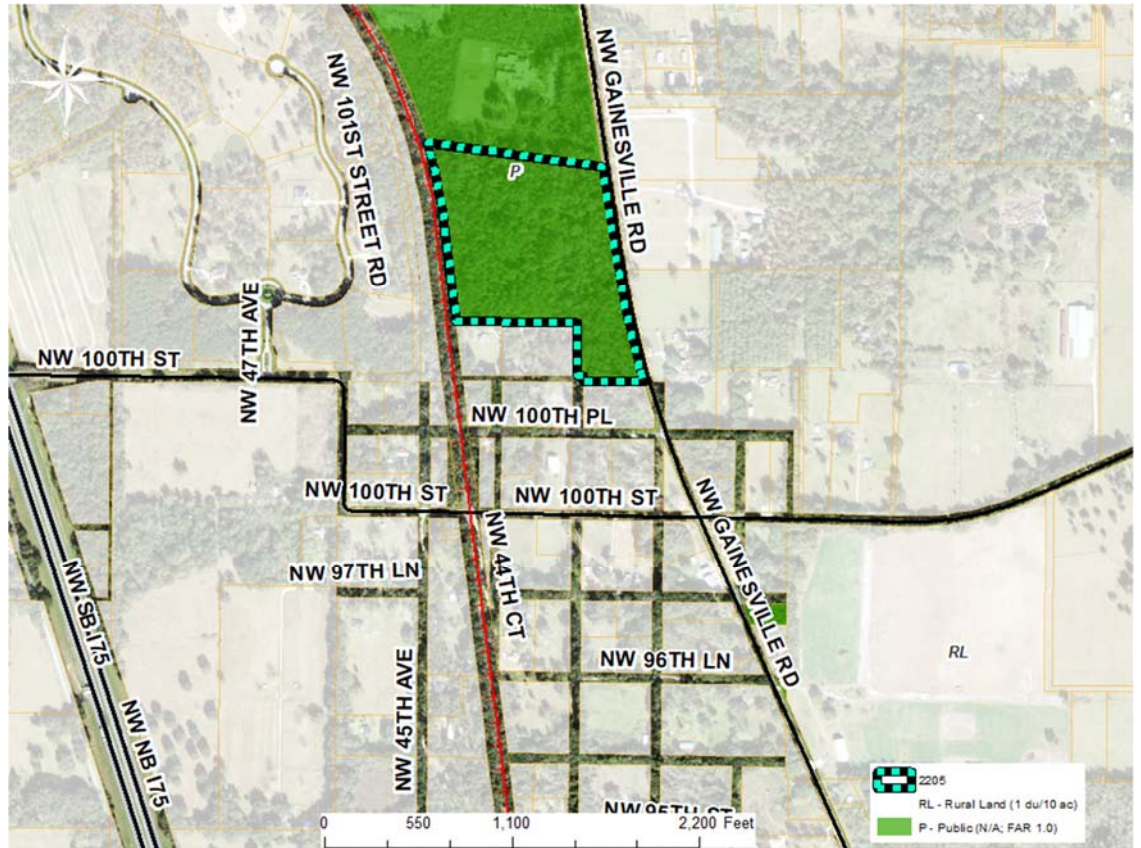
This site is within Marion County Utilities service area but outside of any connection distance required based on the allowable uses in A-1: General Agriculture. Subject property is not in a Primary Springs protection zone.

Marion County Zoning Map

[illegible]

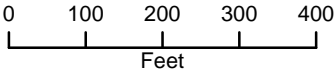
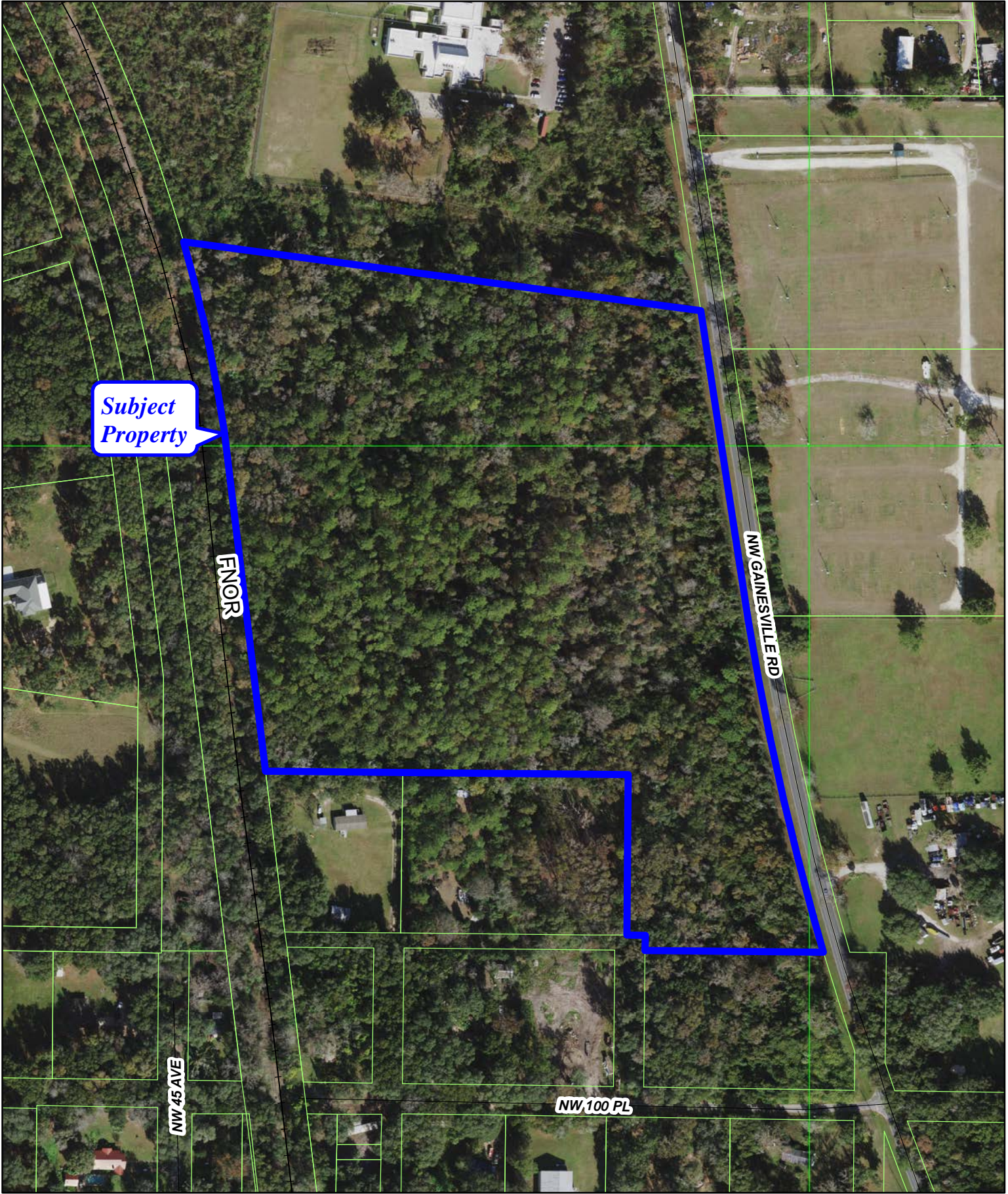
Proposed Zoning

Future Land Use

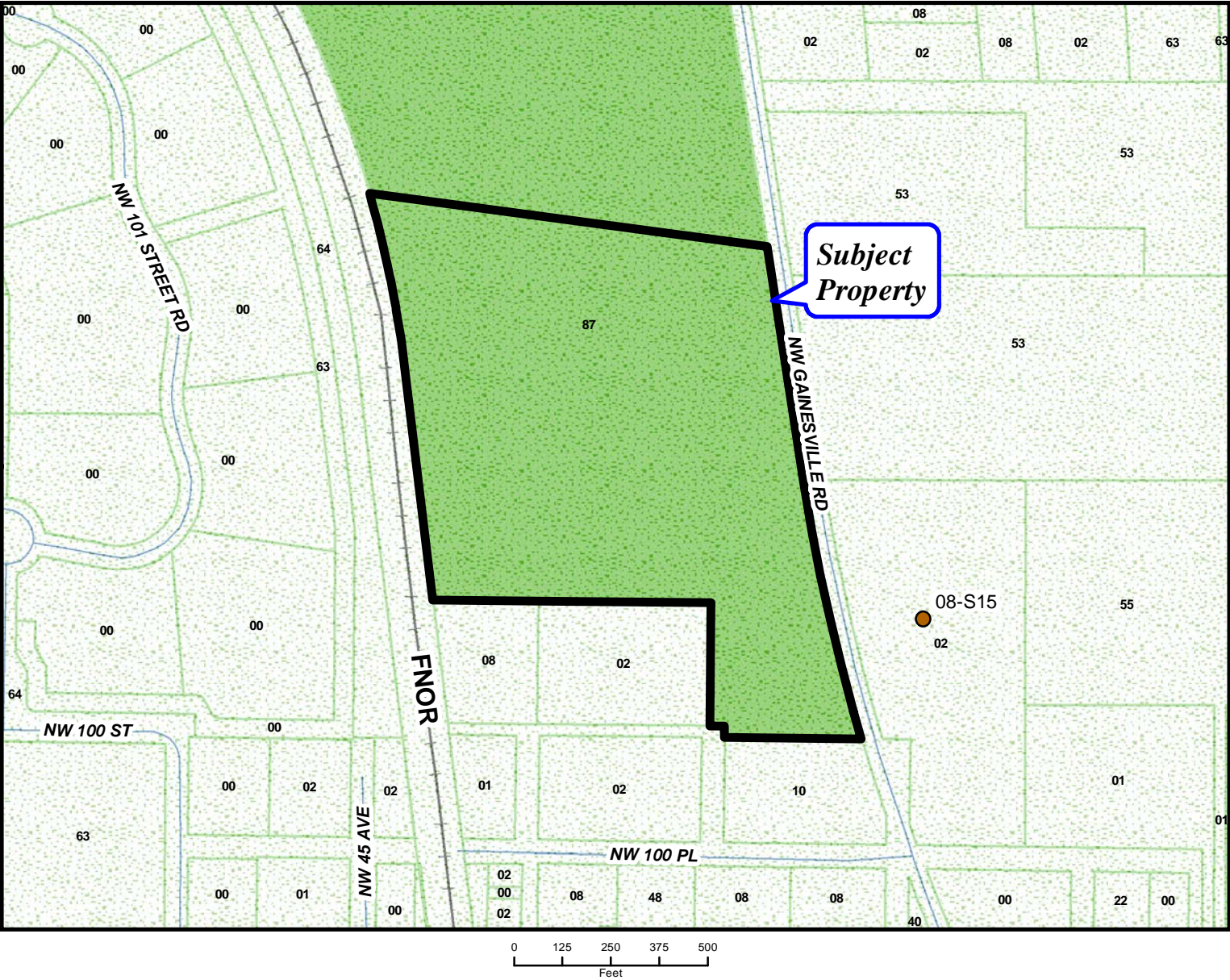




Staff Recommendation: Approval

Aerial: 22-S09, 220511Z



Existing Land Use Designation 22-S09, 220511Z



Use per MC Property Appraiser		OWNER(S): 4 C Family Trust, LLC.
01	Single Family Res	AGENT: Randall E. Alvord, Broker
50-69/99	Agricultural	
00/10/40/70	Vacant	PARCEL(S): 07399-083-05
71	Church	
02	Mobile Home	
06-07/11-39	Commercial	<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>
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)

Commercial (0 - 6 du/ac; FAR 1.0)

Employment Center (0 - 12 du/ac; FAR 2.0)

Environmentally Sensitive Overlay Zone (ESOZ)

Commerce District (N/A; FAR 2.0)

Public (N/A; FAR 1.0)

Preservation (N/A; N/A)

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

APPLICATION FOR REZONING

Application No.: 220511Z

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 GU - Government Use to A-1, Agriculture, for the intended use of:

uses allowed in A-1 zoning

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

Parcel account number(s): 07399-083-05

Property dimensions: 1098' X 1028' Irr. **Total acreage:** 25.36

Directions: Hwy 441 N to NE 35th St left to Gainesville Rd
Right to property on left North of Hwy 326.

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

Thomas Conrad MMBR

Property owner name (please print)

PO Box 4368

Mailing address

Ocala, FL 34478

City, state, zip code

352-1127-5405

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: KW DATE: 2/24/2022 ZONING MAP NO.: 141

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

AR 28076