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September 15, 2023

VIA FEDERAL EXPRESS AND E-MAIL

Mr. Chuck Varadin, Director
Marion County Growth Services Department
2710 E. Silver Springs Blvd.
Ocala, FL 34470
chuck.varadin@marionfl.org

Re: Application to Amend the Marion County Land Development Code

Dear Chuck,

On behalf of Horse Farms Forever, Inc., a Florida not-for-profit corporation (“Horse Farms Forever”), pursuant to Sections 2.4.1 of the Marion County Land Development Code (the “LDC”), this letter constitutes an application to amend Section 4.2.23.A and Section 4.2.23.B of the LDC. This application pertains exclusively to the intent and permitted uses within the Rural Commercial (RC-1) zoning classification. The text of the proposed amendment is set forth in Exhibit “A” attached hereto, in strikethrough-underline format.

Horse Farms Forever previously met with Growth Services and other Marion County staff on several occasions to better understand the original intent of the RC-1 zoning classification and those uses that would appropriately be permitted therein. Based on extensive and detailed discussions with Growth Services staff, the RC-1 zoning classification was created with the original intent that all legacy commercial parcels within the Rural Lands (*i.e.*, parcels having commercial zoning classifications that predated the adoption of the Comprehensive Plan and the Rural future land use designation) would rezone to RC-1 prior to seeking development approvals. The intent was not for the RC-1 zoning classification to create additional commercial uses in the Rural Lands by rezoning agriculturally zoned properties. Additionally, the uses permitted within the RC-1 zoning classification should be related to agricultural uses and of a more limited and smaller scale than those permitted in the Rural Activity Center (RAC) zoning classification. The proposed amendment attached in Exhibit “A” seeks to better articulate and align the text and permitted uses with the true intent of the RC-1 zoning classification.

Enclosed herewith is Check No. 101392 payable to the Marion County Board of County Commissioners in the amount of \$5,000.00 for the required application fee. Do not hesitate to contact me via telephone or e-mail if you have any questions or if you require any further documents or information.

Sincerely,

ICARD MERRILL

G. Matthew Brockway

Attachment A

*Mr. Chuck Varadin, Director
Marion County Growth Services Department
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Copy to: The Honorable Craig Curry (via e-mail only)
The Honorable Kathy Bryant (via e-mail only)
The Honorable Carl Zalak, III (via e-mail only)
The Honorable Michelle Stone (via e-mail only)
Mounir Bouyounes (via e-mail only)
Tracy Straub (via e-mail only)
Bernie Little (via e-mail only)
Sara Fennessy (via e-mail only)
Busy Shires (via e-mail only)

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*[EXHIBIT "A" – PROPOSED "RURAL COMMERCIAL AMENDMENT"
COMMENCES ON FOLLOWING PAGE]*

EXHIBIT "A" – PROPOSED "RURAL COMMERCIAL AMENDMENT"

Sec. 4.2.23. - Rural Commercial (RC-1) classification.

A. Intent of classification. The Rural Commercial classification is intended to provide for limited agricultural-related commercial uses that would be appropriate on Rural Lands not located in a Rural Activity Center. Only parcels having a commercial zoning classification that is not an implementing zoning classification for the Rural future land use designation may be rezoned to his classification, and ~~All~~ undeveloped commercial parcels located in the Rural Lands shall rezone to this reclassification prior to applying for development approval. Agriculturally zoned parcels shall not be rezoned to this classification.

B. Permitted Uses:

Agricultural chemical, fertilizer sales, including application companies

Agricultural farm equipment, tools, implements, machinery, including lease, repair, new, used

Agricultural gypsum, lime, ground limestone, sulfur

Agricultural uses as an interim use, excluding livestock

Bait and tackle, sporting goods

Bank, credit union, financial and loan of up to a maximum of 4,000 square feet

Blacksmith or farrier shops

Bottled gas cylinder refilling

Church, Places of Worship

~~Convenience store, gas station~~

Dude ranch, riding academy

Dwelling Units for owner or employee

Farm building, construction yard

Farm convenience store, gas station of up to a maximum of 4,000 square feet and a maximum of four (4) fuel pumps

Farm hardware store of up to a maximum of 4,000 square feet

Farm irrigation, equipment sales, installation, and repair

Farm produce, sales, packing, crating, shipping, retail, wholesale

Attachment A

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Farm professional office of up to a maximum of 4,000 square feet

Farm-to-table restaurant of up to a maximum of 4,000 square feet

Farm storage structures, including manufacturing and installation

Farm supplies including seed, feed, fertilizer, fencing posts and tack

Grain elevator

Gun store

Hardware store

Hatchery, fish, or fowl, wholesale

Horse trailers and farm wagons, including repair and manufacturing

Professional office

Parking of commercial vehicles used for the permitted business purposes as an accessory use

Plant nursery, landscape contractor's yards, retail, wholesale

Produce sales, outside

Restaurants

Storage warehouse for farm products

Veterinary office and supplies

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[END OF EXHIBIT "A" – PROPOSED "RURAL COMMERCIAL AMENDMENT"]