



# MARION COUNTY GROWTH SERVICES

**Date:** 4/30/2021

**P&Z:** 4/26/2021 **BCC:** 5/18/2021

**Application No:**  
**210506Z**

**Type of Application**  
Rezoning

**Request**

From R-4 Residential  
Mixed Use to A-1  
General Agriculture, for  
all permitted uses

**Owner**

Cyrus W. and Julie C.  
Lott

**Parcel #/Acreage**

04609-000-00,  
04610-000-00 /  
9 acres

**Future Land Use**

Rural Land

**Existing Zoning**

R-4 Residential Mixed  
Use

**Staff**

**Recommendation**

Approval

**P&Z**

**Recommendation:**  
Approval (ON  
CONSENT)

**Project Planner**

Dan Zhu, Planner II



**Item Summary**

Staff is recommending **Approval** for a rezoning from R-4 Residential Mixed Use to A-1 General Agriculture on 9 acres in accordance with Marion County Land Development Code (LDC), Article 2, Division 7, Zoning Change. The change in zoning will not adversely affect the public interest and is consistent with the current Comprehensive Plan. The request is also compatible with land uses in the surrounding areas. The development of the site will be required to comply with the Land Development Code.

**Public Notice**

Notice of public hearing was mailed to 11 property owners within 300 feet of the subject property. There has been no written opposition at the time of this report's writing.

**Background**

**Location**

The subject property is located at the intersection of NE 210<sup>th</sup> St and NE HWY 315.

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

ADJACENT PROPERTY CHARACTERISTICS			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Rural Land	A-1 General Agriculture	(00) Vacant Residential (01) Improved Residential
South	Rural Land	B-2 Community Business	(08) Multi-Family 09 Units or Less Units
West	Rural Land	A-1 General Agriculture	(01) Improved Residential
East	Rural Land	R-4 Residential Mixed Use	(00) Vacant Residential

### Infrastructure

The site is adjacent to NE 210<sup>th</sup> St and NE HWY 315.

ROADWAY STATUS AND CONDITIONS						
Road	Class	Maint. Entity	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
NE HWY 315	Collector	County	Paved	2	75'	45'
NE 210 <sup>th</sup> St	Other	Other	Paved	2	65'	0

### Request:

The applicant is requesting to rezone from R-4 Residential Mixed Use to A-1 General Agriculture, for all permitted uses. The intent of the rezoning is for agriculture purpose.

### Analysis:

The subject property is located at the intersection of NE 210th St and NE HWY 315, outside of the Environmentally Sensitive Overlay Zone and within the secondary Springs Protection Zones and most vulnerable categories under the Marion County Aquifer Vulnerability Assessment.

In reaching its decision, the Commission will find:

**a. Granting the proposed zoning change will not adversely affect the public interest.** The subject property is adjacent to large tracts of A-1 General Agriculture on its north and west. The proposed rezoning is consistent with the surrounding area and is not anticipated to adversely affect the public interest.

**b. The proposed zoning change is consistent with the current Comprehensive Plan.** The Marion County 2045 Future Land Use Map of the Comprehensive Plan designates the subject property as Rural Land. The subject property's request for A-1 General Agriculture, is consistent with the land use and consistent with the Marion County Comprehensive Plan.

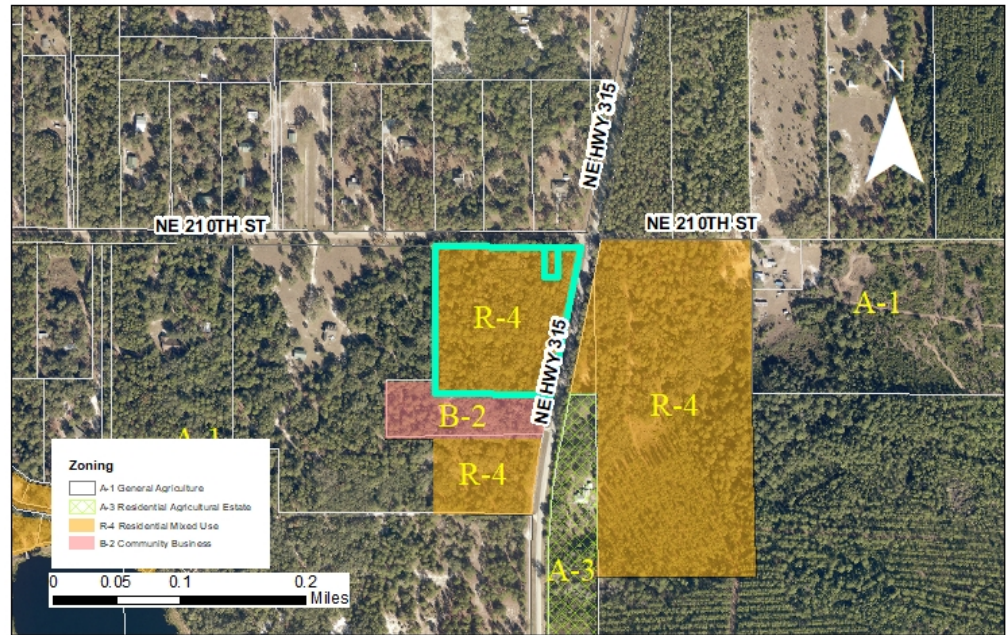
**c. The proposed zoning change is compatible with land uses in the surrounding area.** The proposed rezoning to A-1 is consistent with land use of vicinity properties. Allowing the subject property to rezone to A-1 is consistent with the surrounding area and the long-term plan for the area.

**STAFF RECOMMENDATION: APPROVAL**

**PLANNING & ZONING COMMISSION RECOMMENDATION:  
APPROVAL (ON CONSENT)**



**Zoning (The subject property is zoned R-4 Residential Mixed Use .)**



**Future land use (The subject property has future land use of rural land.)**





The subject property



NE HWY 315

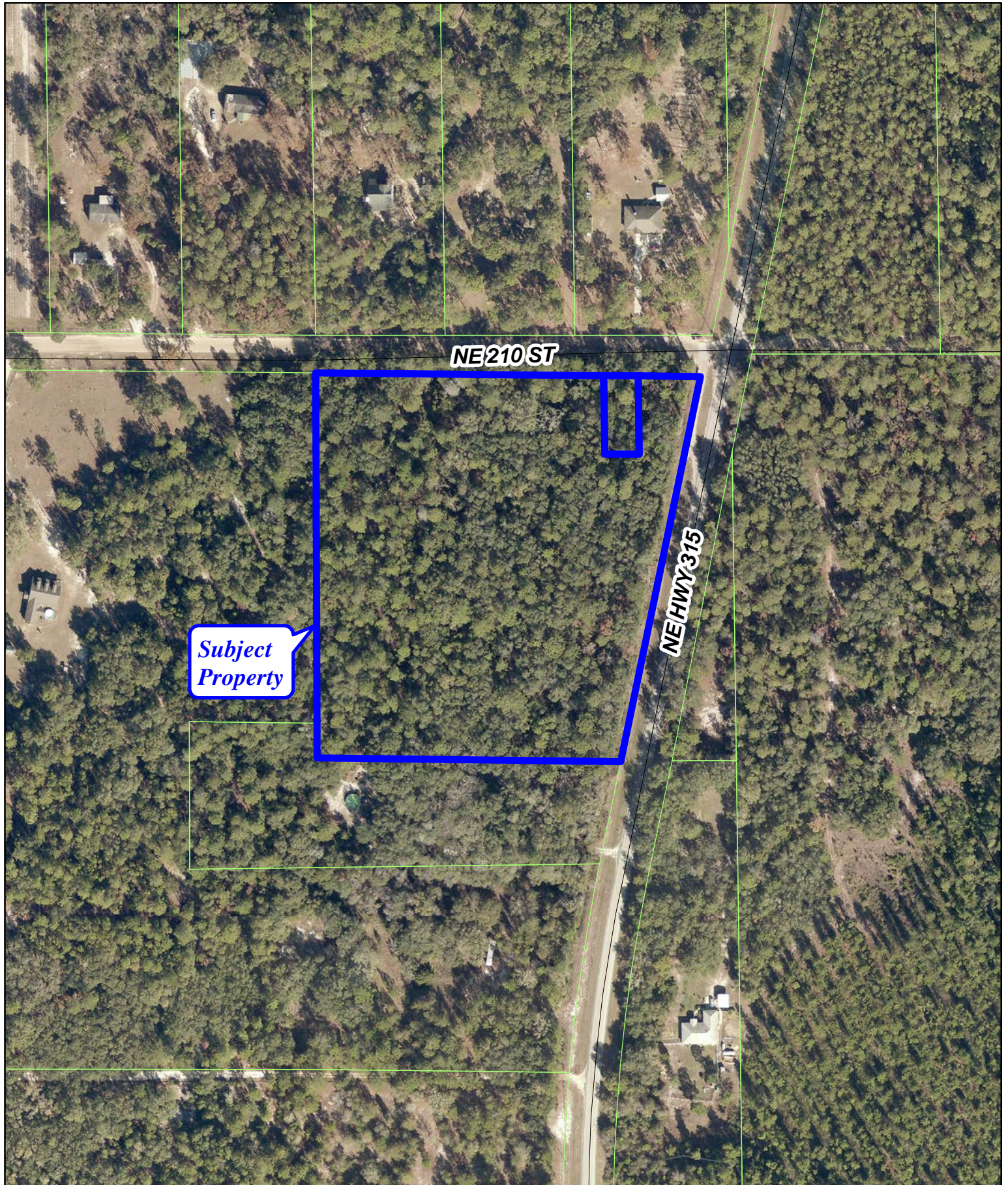


Intersection of NE 210<sup>th</sup> St and NE HWY 315





*Aerial: 210506Z*

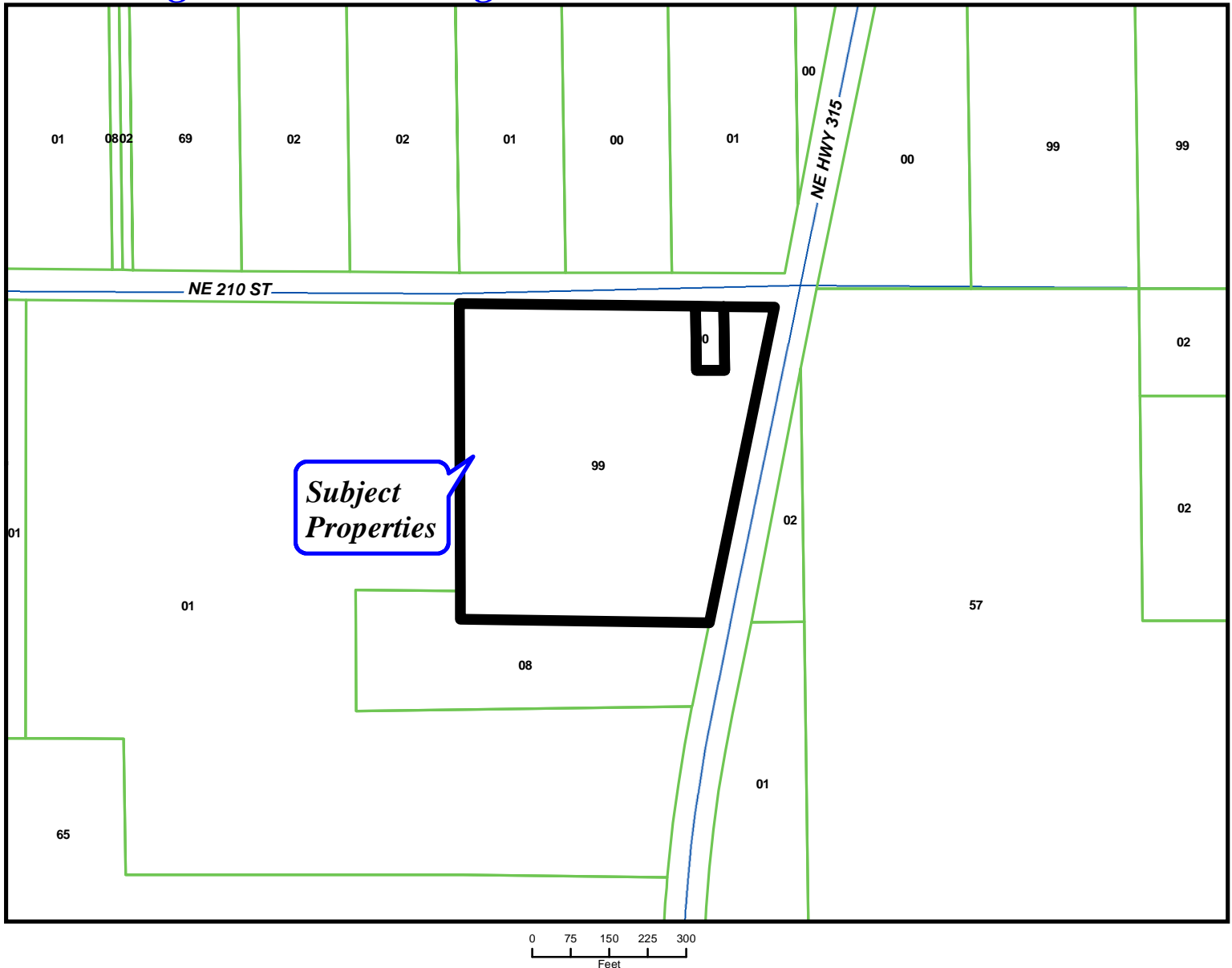


0 100 200 300 400  
Feet





# Existing Land Use Designation 210506Z



Use per MC Property Appraiser		OWNER(S): Cyrus W. and Julie C. Lott
01	Single Family Res	AGENT: SAME
50-69/99	Agricultural	
00/10/40/70	Vacant	
71	Church	PARCEL(S): 04609-000-00, 04610-000-00
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	



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

• All Amendments	Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)	Employment Center (0 - 12 du/ac; FAR 2.0)
★ Policy 1.20	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  
Board of County Commissioners

Growth Services

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

# 2105063  
AR#: 26294

PA#: 04609-000-00  
and 04610-000-00

APPLICATION FOR REZONING

Application No.: # 2105063

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 R-4 and A-1 to A-1, for the intended use of:

agriculture

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

Parcel account number(s): 04610-000-00 <sup>2.83 ac.</sup>, 04609-000-00 <sup>0.17 ac.</sup>

Property dimensions: 627' x 660' Total acreage: 8.83 + 0.17 = 9 ACRES

Directions: North Hwy 315, intersection of Hwy 315 + 210 St

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

Cyrus W. Lott  
and Julie C. Lott

Property owner name (please print)

10845 NE 210 St

Mailing address

Fort McCoy Fl 32134

City, state, zip code

(352) 235-0254

Phone number (please include area code)

Julie Lott

Signature

same  
Julie Lott

Applicant or agent name (please print)

10845 NE 210 St

Mailing address

Fort McCoy Fl 32134

City, state, zip code

352-235-0254

Phone number (please include area code)

Julie Lott

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: [Signature]

DATE: 02/15/2021

ZONING MAP NO.: 261

Rev. 01/11/2021

PROJECT# 2021020081 SEC TWP RGE  
AR # 26294 14 12 23

Empowering Marion for Success

www.marioncountyfl.org





2105062



### Legend

- Urban Growth Boundary
- Address Search Results
- Road Maintenance
  - OCE Maintained, Paved
  - OCE Maintained, Unpaved
  - OCE Maintained, MSTU, Paved
  - Other
- Streets
- 2008 FIRM Panel
- Flood Prone Areas
- Parcels
- Environmentally Sensitive Over Future Land Use
  - Rural Land (1 du/10 ac)
  - Low Residential (0 - 1 du/ac)
  - Medium Residential (1 - 4 du/ac)
  - High Residential (4 - 8 du/ac)
  - Urban Residential (8 - 16 du/ac)

1: 1,455

1 in = 0.02 Miles



### Notes

0.0 0 0.02 0.0 Miles

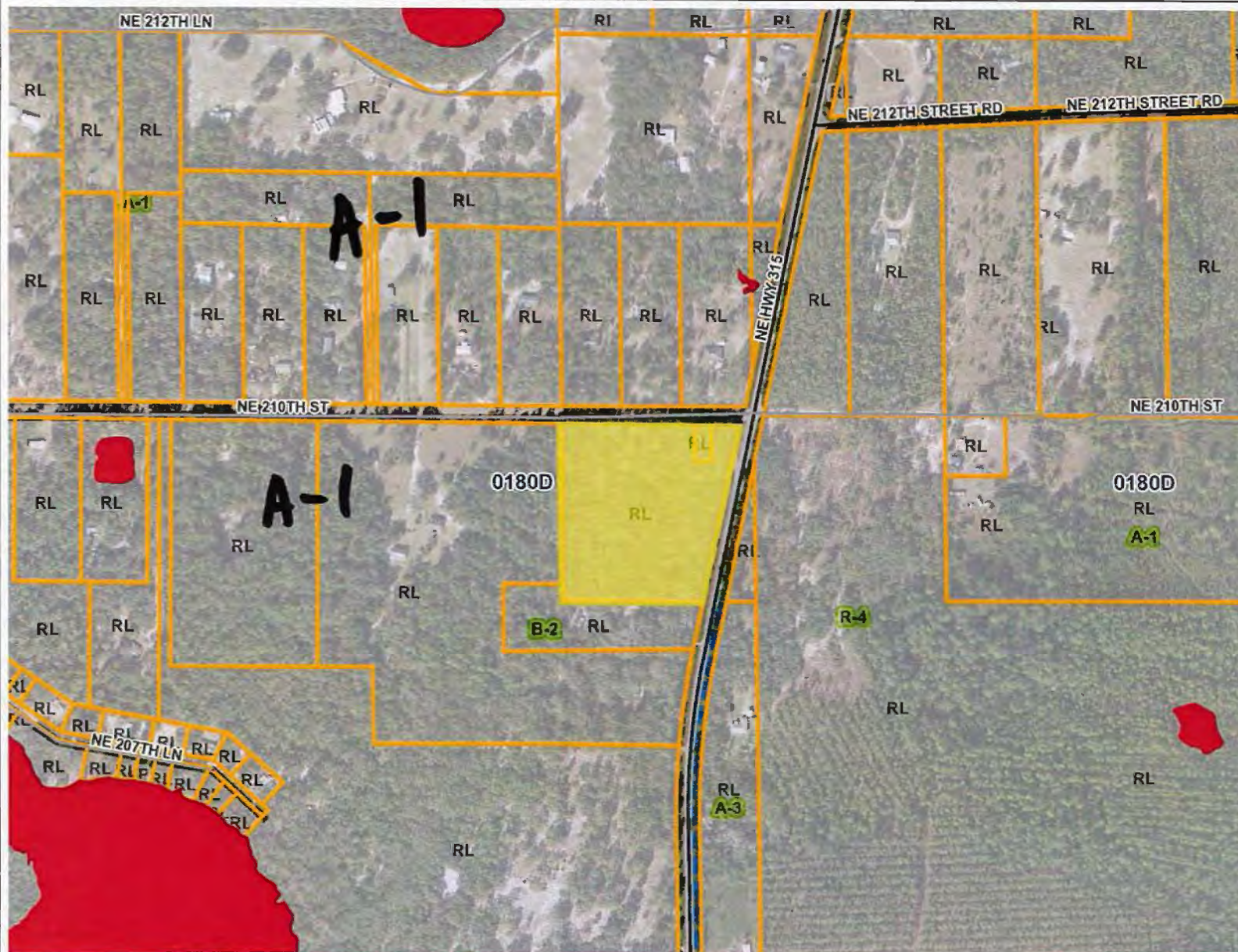
Projected Coordinate System: NAD\_1983\_StatePlane\_Florida\_West\_FIPS\_0902\_Feet

Created By:

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Creation Date: 2/15/2021





### Legend

- Urban Growth Boundary
- Address Search Results
- Road Maintenance
  - OCE Maintained, Paved
  - OCE Maintained, Unpaved
  - OCE Maintained, MSTU, Paved
  - Other
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  - Rural Land (1 du/10 ac)
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  - Medium Residential (1 - 4 du/ac)
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  - Urban Residential (8 - 16 du/ac)

1: 6,253

1 in = 0.10 Miles



### Notes

0.2 0 0.10 0.2 Miles

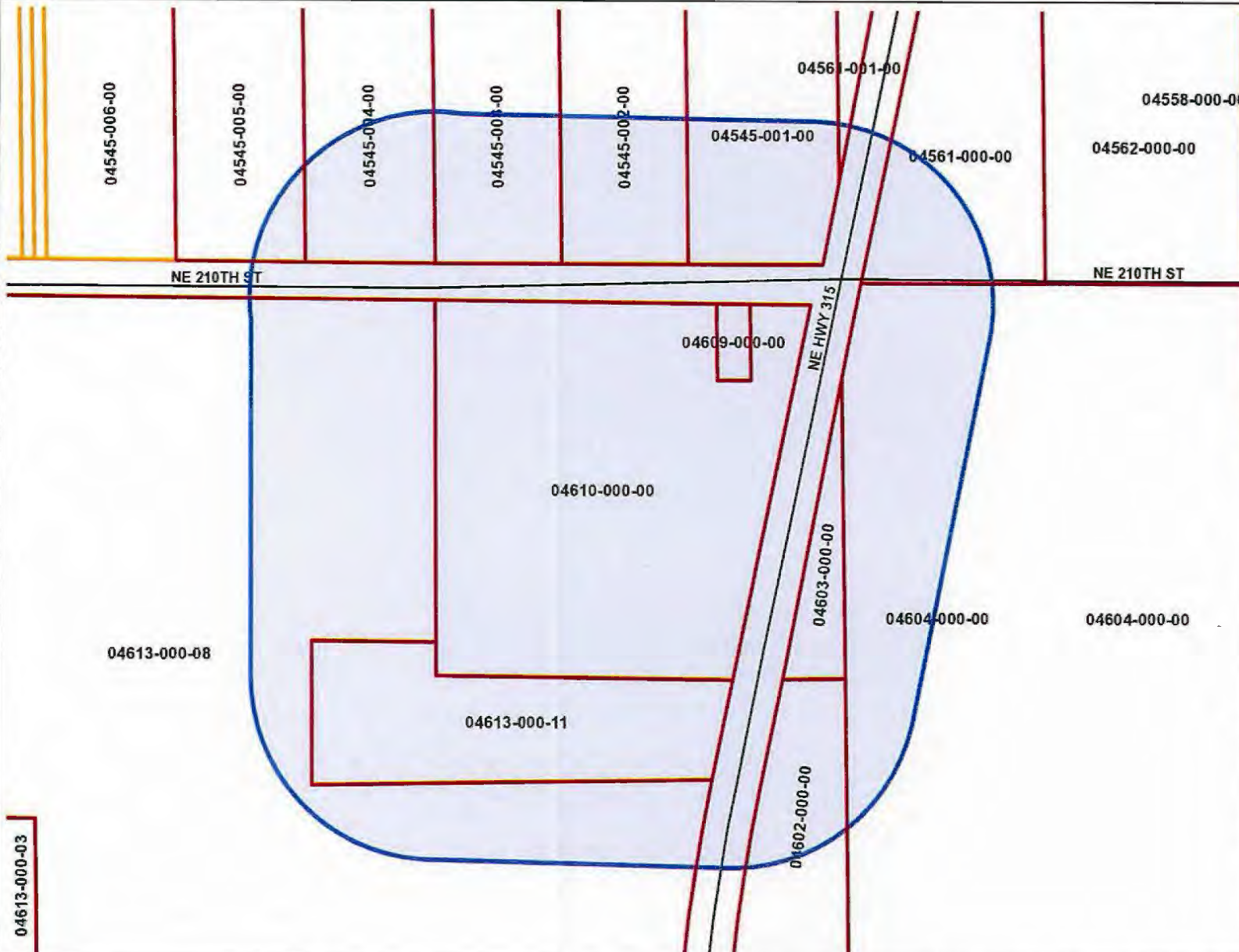
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Creation Date: 2/15/2021





#### Legend

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

1: 2,944

1 in = 0.05 Miles



#### Notes

C/O: N/A  
AGENT: N/A

0.1 0 0.05 0.1 Miles

Projected Coordinate System: NAD\_1983\_StatePlane\_Florida\_West\_FIPS\_0902\_Feet

Created By: dp

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Creation Date: 3/15/2021