



# Marion County Board of County Commissioners

**Date: 4/30/2021**

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

**Item Number  
210507Z**

**Type of Application  
Rezoning**

**Request**

Applicant requests the current zoning of PUD be changed to R-1 for the subject parcel.

**Owner/ Applicant**  
HTM Developers LLC

**Agent**  
Vandeven, Harvey

**Parcel #/Acreage**  
1751-014-008/1.00

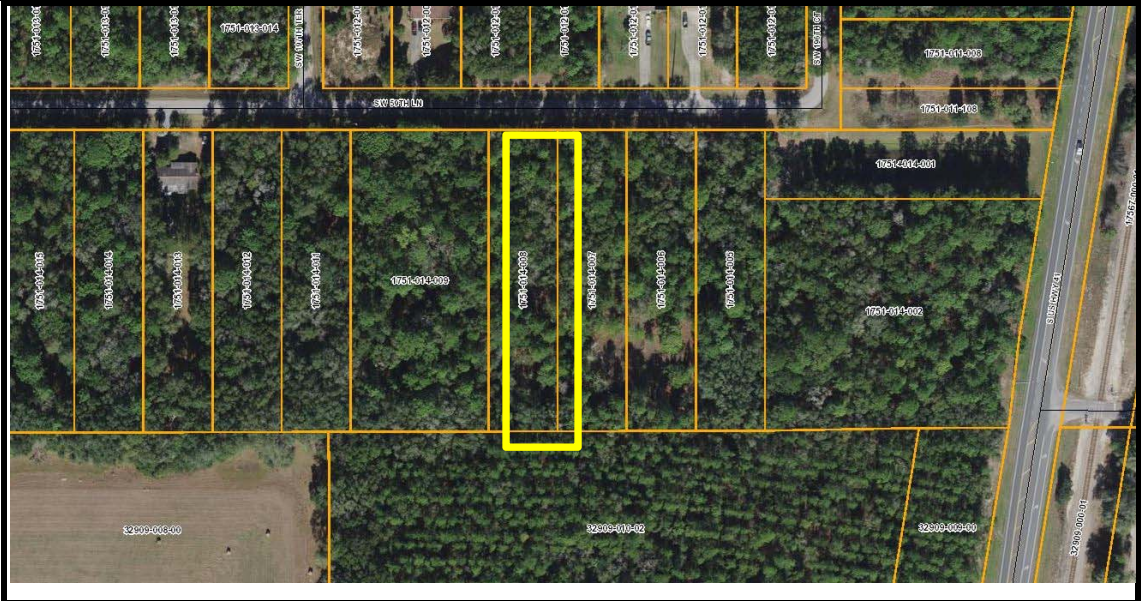
**Future Land Use**  
Rural Land

**Existing Zoning**  
PUD: Planned Unit Development

**Staff Recommendation**  
Approval

**P&Z Recommendation:**  
Approval (ON CONSENT)

**Project Planner**  
Kenneth Odom,  
Transportation Planner



**Item Summary**

Staff is recommending **Approval** of the rezoning of this property from PUD: Planned Unit Development to R-1: Single Family Residential.

**Public Notice**

Notice of public hearing was mailed to 13 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 parcels are located in the Rainbow Acres platted subdivision on the south sided of SW 59<sup>th</sup> Lane between SW 196<sup>th</sup> Court and SW 197<sup>th</sup> Terrace.

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	R-1 Single-Family Dwelling &	(01) Improved Residential & (00) Vacant Residential
South	Rural Land	PUD Planned Unit Development	(54-59) Timber

**Additional Information**  
N/A

**Comprehensive Plan Amendment:**  
N/A

**Code Case:** None

<b>East</b>	Rural Land	R-1 Single-Family Dwelling	(00) Vacant Residential
<b>West</b>	Rural Land	R-1 Single-Family Dwelling	(00) Vacant Residential

**Request**

The applicant is requesting that the property be rezoned from PUD: Planned Unit Development to R-1: Single Family Development. The request is being made as the former Cool Springs PUD has expired and the applicant would like to develop the parcels independently with site-build single-family homes.

**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.** Surrounding parcels are R-1: Single Family Residential and PUD: Planned Unit Development. The requested rezoning is consistent with the area as former PUD parcels have also converted back to R-1 and no negative impacts to adjacent or nearby parcels have been experienced based on those zoning changes.
- 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 Rural Land. The proposed rezoning is consistent with the Comprehensive Plan.
- c. The proposed Zoning Change is compatible with land uses in the surrounding area.** The site is surrounded by rural lands with residential, public and unimproved land uses. The proposed residential zoning is consistent with the intensity and the characteristics of the surrounding area.

**Utilities**

Water will be provided by well and sewer services will be provided by septic systems. The subject parcels lie within the service area of Duke Energy Company.

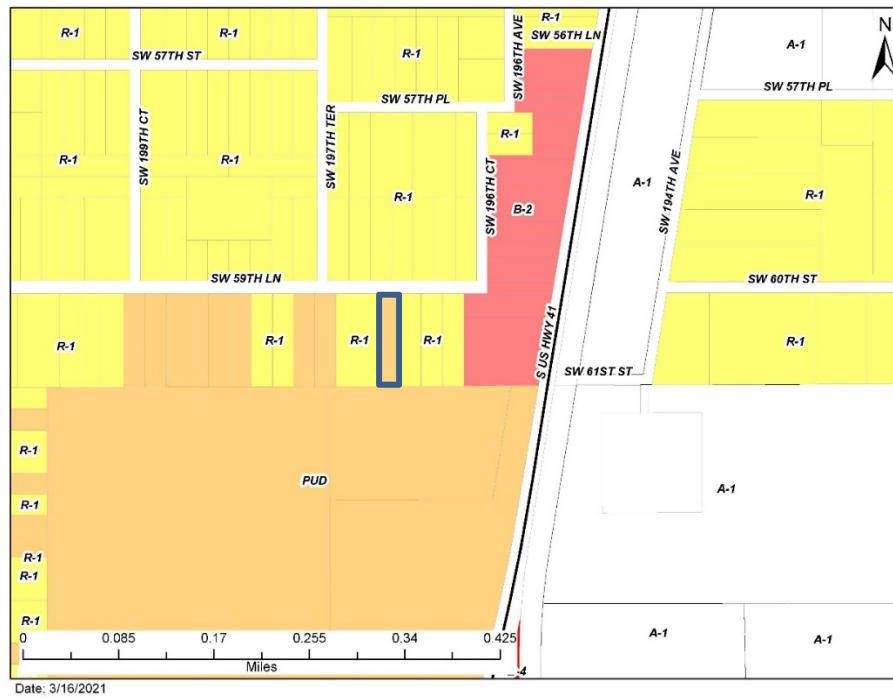
**Staff Recommendation:**

**Approval**

All proposed uses of the property will conform to the permitted uses of R-1 designation and no additional special uses are requested.

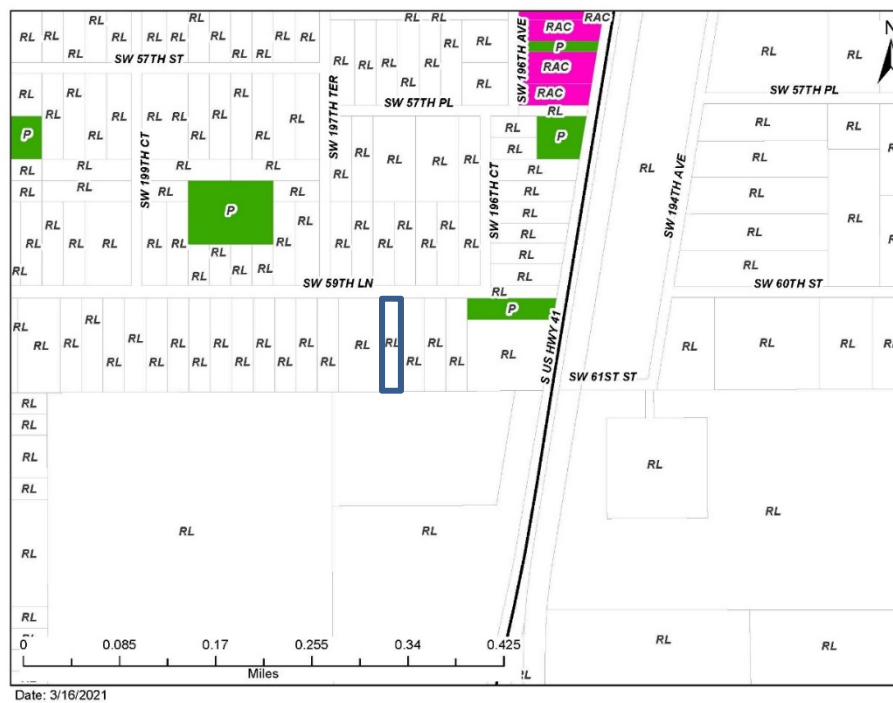
**Zoning**

PUD zoning surrounded by PUD and R-1.



## Land Use

Applicant's parcel is designated as Rural Land. It is surrounded by other Rural Lands.



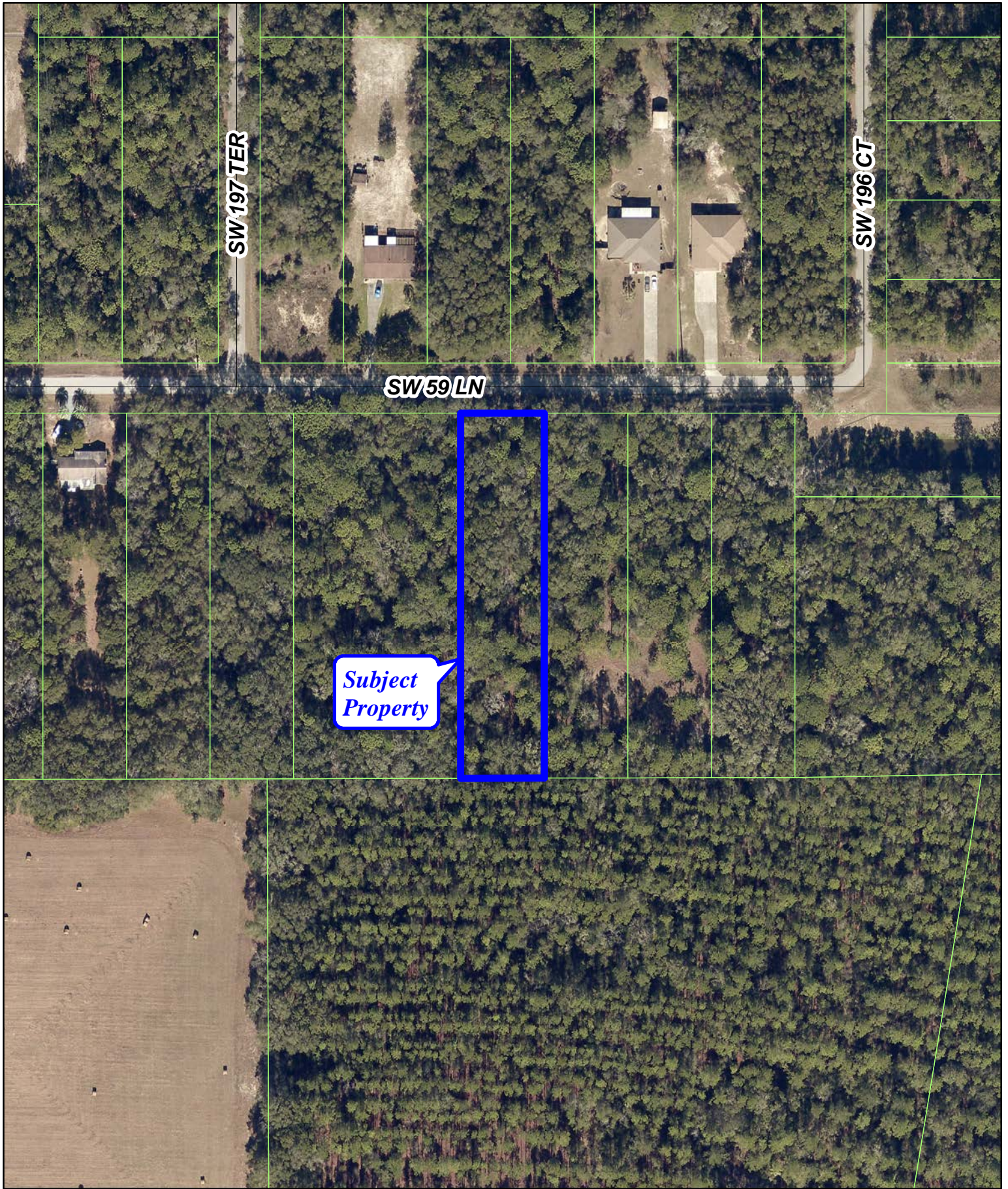


# Photos





*Aerial: 210507Z*

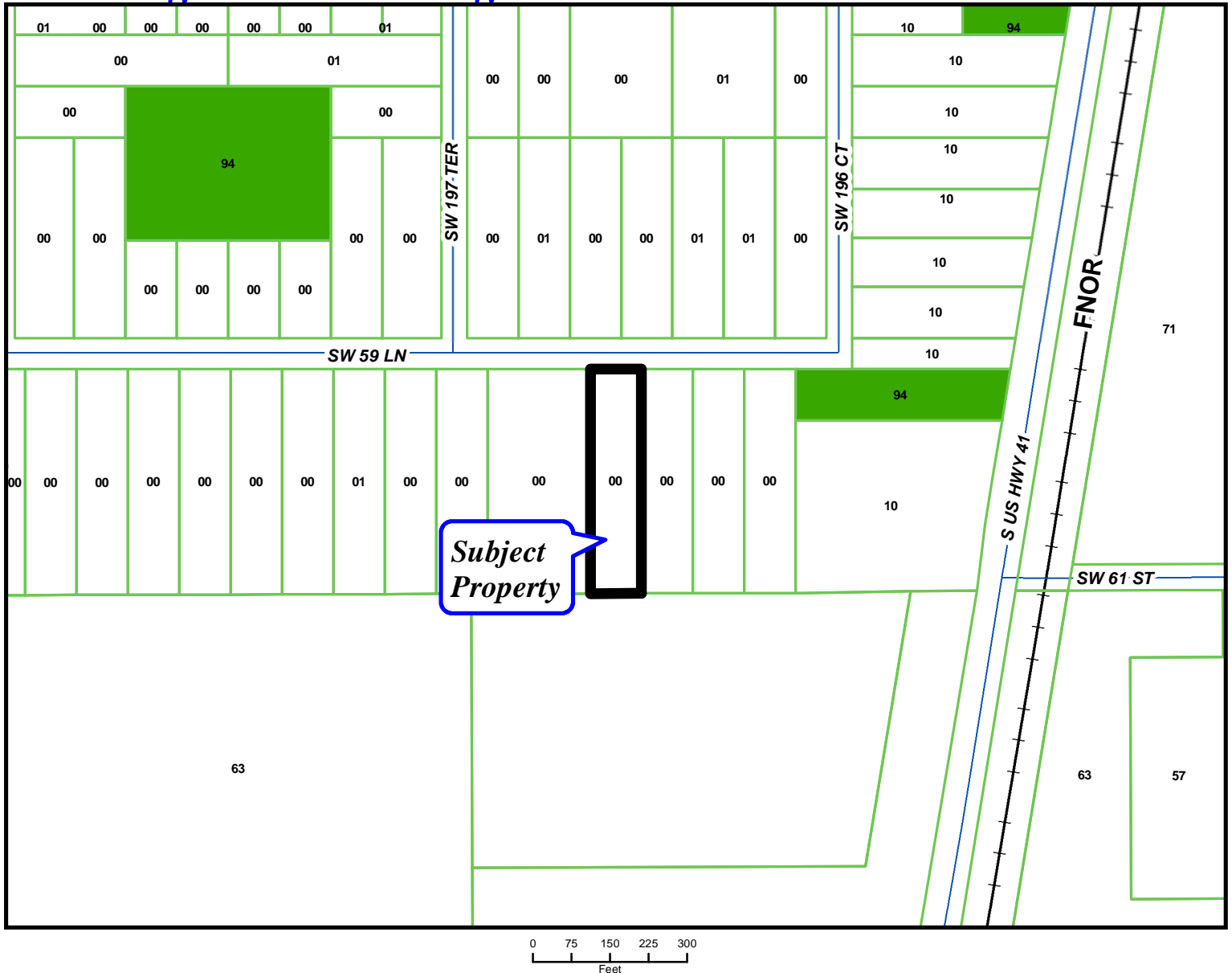





0 100 200 300 400  
Feet





# Existing Land Use Designation 210507Z



<b>Use per MC Property Appraiser</b>		<b>OWNER(S): HTM Developers, LLC - c/o Harvey W. Vandeven</b>	
01	Single Family Res	<b>AGENT: Aldana Contracting - c/o Travis Aldana</b>	
50-69/99	Agricultural	<b>PARCEL(S): 1751-014-008</b>	
00/10/40/70	Vacant	<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>	
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		
<b>Legend</b>		<div>  </div>	
<b>Policy 1.20</b>		<div>  </div>	
<ul style="list-style-type: none"> <li>All Amendments</li> </ul>		<ul style="list-style-type: none"> <li>Rural Land (1 du/10 ac)</li> <li>Urban Residential (8 - 16 du/ac)</li> <li>Employment Center (0 - 12 du/ac; FAR 2.0)</li> </ul>	
<ul style="list-style-type: none"> <li>Low Residential (0 - 1 du/ac)</li> <li>Rural Activity Center (0 - 2 du/ac; FAR 0.35)</li> <li>Commerce District (N/A; FAR 2.0)</li> </ul>		<ul style="list-style-type: none"> <li>Medium Residential (1 - 4 du/ac)</li> <li>Rural Community (0 - 3 du/ac; FAR 0.70)</li> <li>Public (N/A; FAR 1.0)</li> </ul>	
<ul style="list-style-type: none"> <li>High Residential (4 - 8 du/ac)</li> <li>Commercial (0 - 6 du/ac; FAR 1.0)</li> <li>Preservation (N/A; N/A)</li> </ul>		<ul style="list-style-type: none"> <li>Farmland Preservation Area</li> <li>Environmentally Sensitive Overlay Zone (ESOZ)</li> <li>Municipality</li> </ul>	



**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

# 2105073

AR#: 26299

PA#: 1751-014-008

**APPLICATION FOR ZONING CHANGE**

Application No.: #2105073 Permit # 2020120772

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 Expired PUD to R1, for the intended use of:

Build a SFR

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

Parcel account number(s): 1751-014-008

Property dimensions: 100 X 436.45 Total acreage: 1.00

Directions: take SW Hwy 484 to SW 56<sup>th</sup> Lane then to SW 196<sup>th</sup> Ct. to SW 59<sup>th</sup> Ln. Situa: 19704 SW 59<sup>th</sup> Lane Dunnellon, FL

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

HTM Developers, LLC

Property owner name (please print)

4329 SE 20<sup>th</sup> Street

Mailing address

Ocala, FL 34471

City, state, zip code

c/o Harvey W. Vandever dba:

Phone number (please include area code)

Email Address: permits@aldanacontractingfl.com

Aldana Contracting c/o Travis Aldana

Applicant or agent name (please print)

12279 SE Hwy 441

Mailing address

Blv 71. 34420

City, state, zip code

352-307-7727

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**

FOR OFFICE USE ONLY

RECEIVED BY: EM  
LAND USE: RL

DATE: 2/22/2021  
ZONING: PUD

ZONING MAP NO.: 18  
SECT/TWP/RGE: 36/15/18

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

PRJ. 2021 020085  
AR. 26299

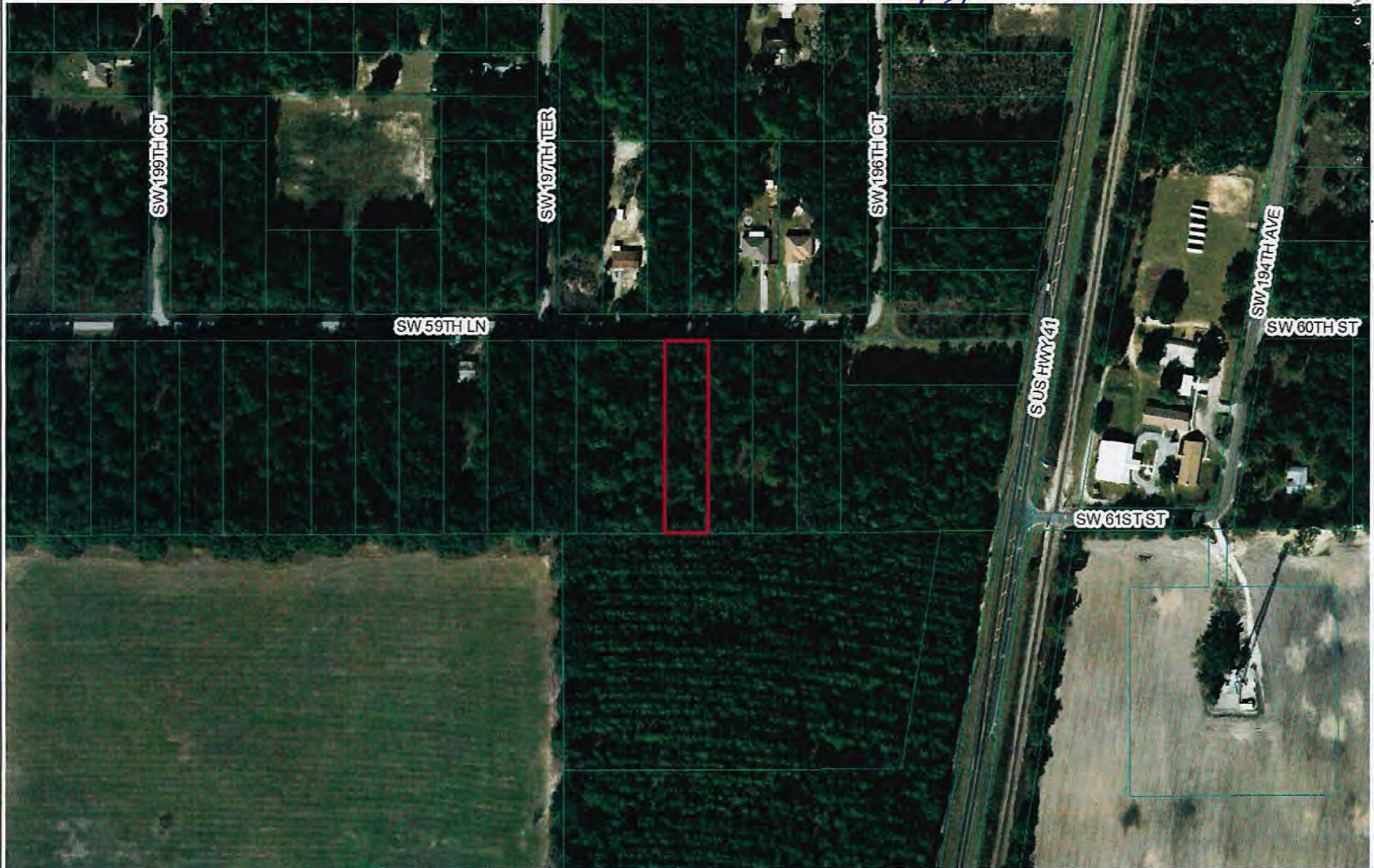




Jimmy H. Cowan, Jr., CFA  
Marion County Property Appraiser

GIS Web Mapping Application  
Last Updated: 02/12/2021

# 2105073



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.

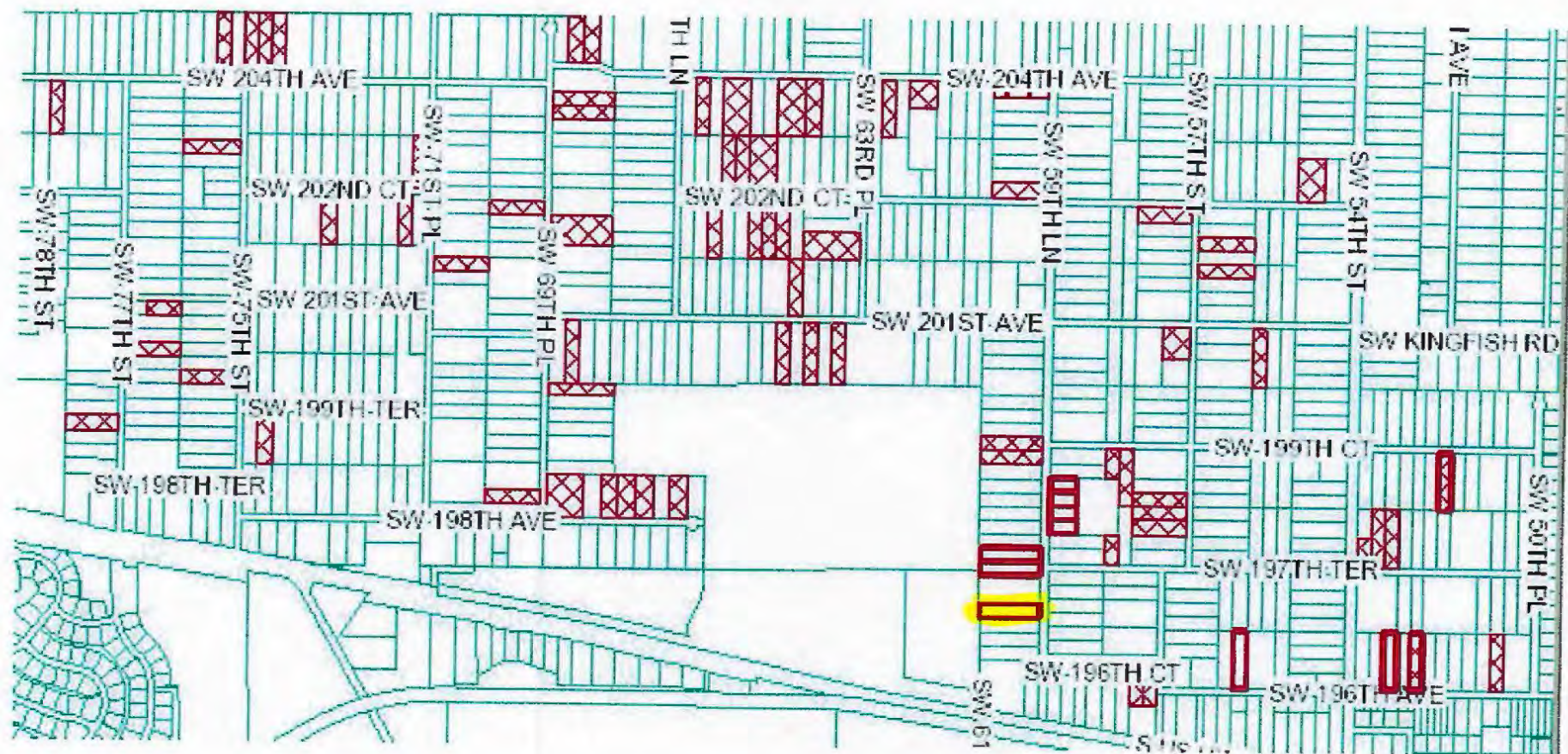




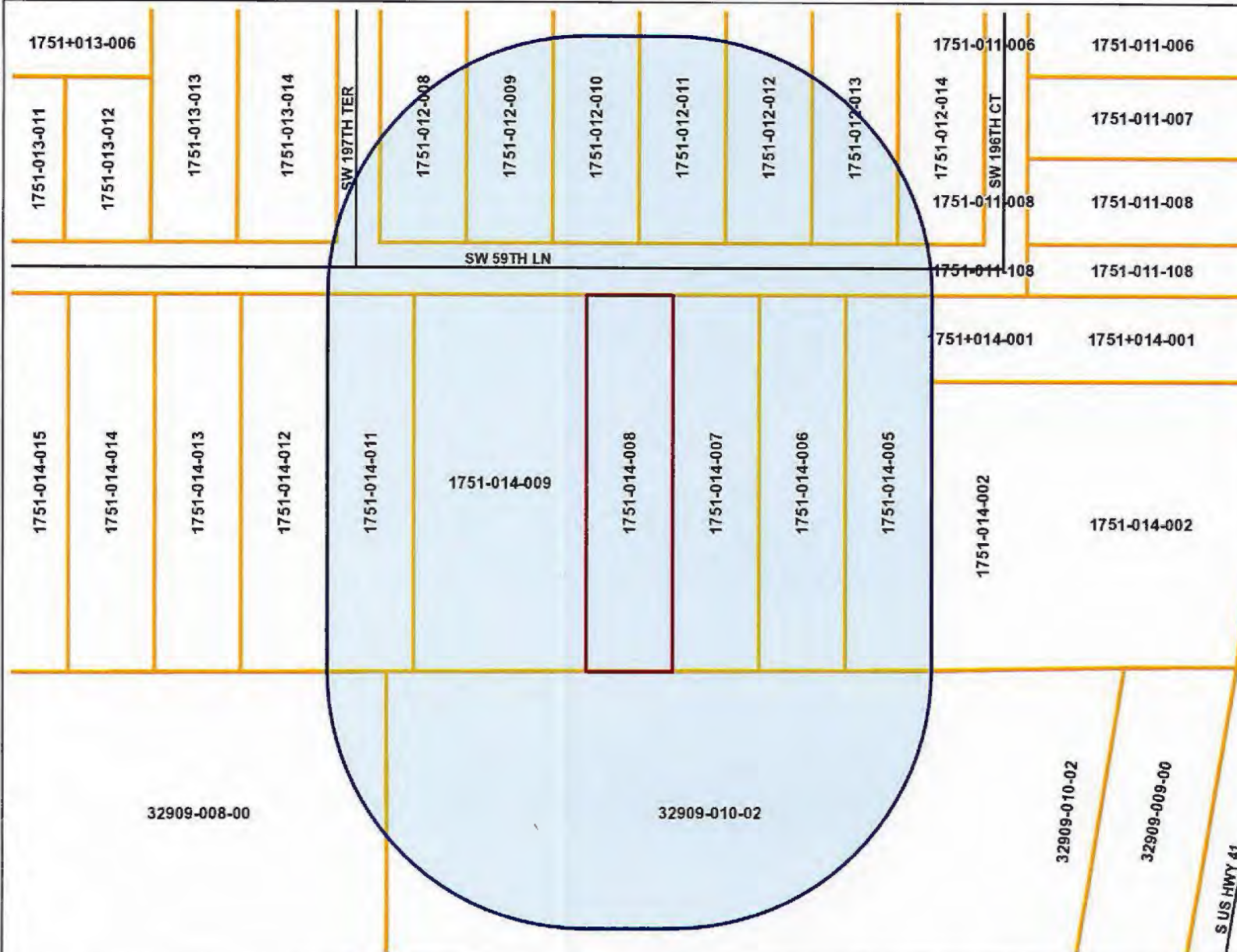
100 ft

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### Legend

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

1: 2,081

1 in = 0.03 Miles



### Notes

C/O: HARVEY W. VANDEVEN  
AGENT: ALDAN CONTRACTING -  
TRAVIS ALDANA

0.1 0 0.03 0.1 Miles

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

Created By: dp

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 hereon 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: 3/15/2021