



MARION COUNTY GROWTH SERVICES

4/30/2021

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

Item Number

210510Z

Type of Application

Rezoning

Request

From: R-1 (Single-Family Dwelling)

To: A-1 (General Agriculture)

Parcel #/Acreage:

5078-002-001/±3.62 ac

Land Use Designation:

RL, Rural Land

Owner/Applicant:

Marguerite McDermott

Location:

SE Hwy 42,
west of SE 162nd St

Staff Recommendation:

Approval

P&Z Recommendation

Approval

(ON CONSENT)

Project Planner

Joanna L. Coutu, AICP;
Deputy Director

Existing Use:

Vacant

Code Enforcement

Actions On-site: N/A



Item Summary:

Staff is recommending Approval for a rezoning from R-1 (Single-Family Dwelling) to A-1 (General Agriculture) for a ±3.62-acre vacant parcel in accordance with Marion County Land Development Code (LDC), Article 2, Division 7, *Zoning Change*. The applicant owns the adjacent lot to the south that already has an A-1 designation, and this change will allow them to develop the lots together for a proposed residence and accessory building.

Public Notice

Notice of public hearing was mailed to 7 property owners within 300 feet of the subject property.

Location

The site lies directly on SE Highway 42 in the Weirsdale area.

Background

The application site formerly made up six lots in the Tanglewood subdivision, which was vacated to acreage in February, 2021. It is currently vacant and heavily wooded.

The land use designation, zoning, and existing uses for the immediately surrounding properties are provided below:

TABLE 1 – Adjacent Property Characteristics

Direction	FLUM Designation	Zoning	Existing Use per MCPA Property Code
N	Rural Land	A-1 (General Agriculture)	SE Hwy 42; Vacant (Timberland) – Residence removed in 2020
S	Rural Land	A-1 (General Agriculture)	Vacant residential (owned by applicant)
E	Rural Land	R-1 (Single-family dwelling)	Vacant residential
W	Rural Land	A-1 (General Agriculture)	SE Hwy 42; Vacant (Timberland) – Residence removed in 2020

Infrastructure - The access to the property is from SE Hwy. 42.

ROADWAY STATUS AND CONDITIONS

Road	Class	Maint. Entity	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
SE Hwy 42	Collector	County	Paved	2	65'	55'

Request and Analysis

The application requests a change to A-1, similar to the lot that the applicant also owns directly to the south. The existing R-1 designation was assigned to the overall platted subdivision, and this area has since been removed from that plat and combined into acreage that is more consistent with the A-1 acreage lands to the south.

There is a flood-prone area on the southeast side of the parcel, as well as what appears to be a water body connected to the Ocklawaha River. The site is in Flood Zone X, is outside of the Urban Growth Boundary, and in the Secondary Springs Protection Overlay Zone. A portion lies in the Environmentally Sensitive Overlay Zone (ESOV).

The Property Appraiser notes indicate they located a tiny home on the site in 2020, and this appears to be visible in the 2020 aerial. However, Growth Services staff could not confirm this on-site.

Development Review Committee staff reviewed this request and had no concerns. Engineering/Traffic noted that traffic generation will not be increased by the request, and Utilities confirmed that the site is located in the Marion County service area but is outside mandatory connection distance.

Staff Recommendation: APPROVAL

[illegible]



View east on SE Hwy 42 towards SE 162nd St.



View west on SE Hwy 42

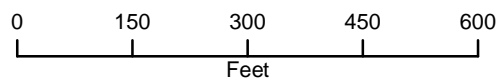


Application site (vacant and with heavy trees)

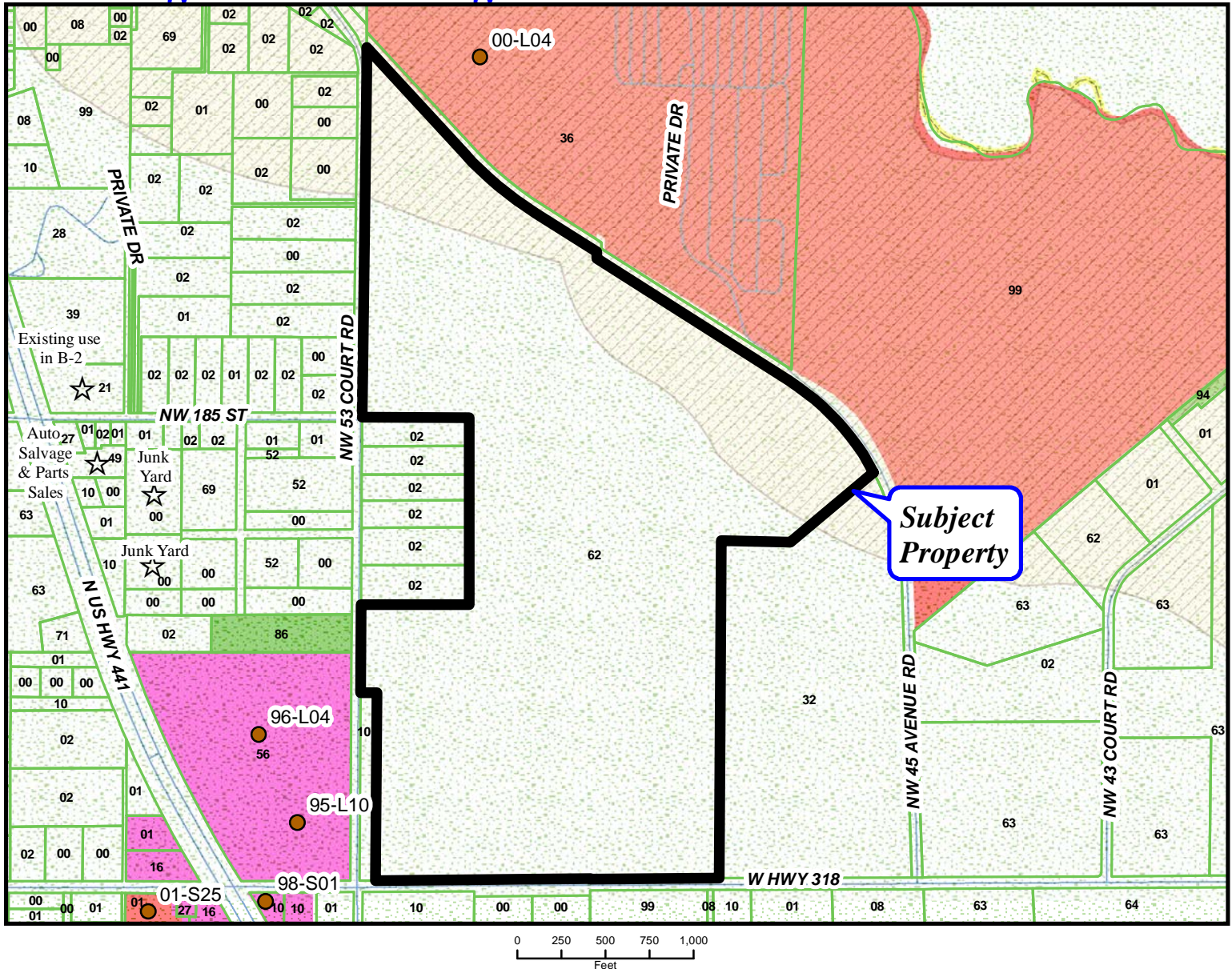
Aerial: 210510Z





*Subject
Property*



Existing Land Use Designation 210510Z



Use per MC Property Appraiser		OWNER(S): Marguerite McDermott	
01	Single Family Res	AGENT: SAME	
50-69/99	Agricultural	PARCEL(S): 5078-002-001	
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	<div>  </div>	
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)
- Rural Community (0 - 3 du/ac; FAR 0.70)
- Commercial (0 - 6 du/ac; FAR 1.0)
- Environmentally Sensitive Overlay Zone (ESOZ)
- Employment Center (0 - 12 du/ac; FAR 2.0)
- 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

2105103

AR#: 26353

PA#: 5078-002-001

APPLICATION FOR ZONING CHANGE

Application No.: #2105103

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 R1

to A1, for the intended use of:

Construction of residence & accessory building

Legal description: (please attach a copy of the deed and location map) (combining w/ owned adjoining lot)

Parcel account number(s): 5078-002-001

Property dimensions: Triangle 781.9 x 373.29 Total acreage: 3.62 ✓

Directions: South side of Hwy 42 just west of SE 162nd St.
Weinsdale - vacant lot

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

Marquerite McDermott ✓

Property owner name (please print)

14326 Key Lime Blvd.

Mailing address

Loxahatchee, FL 33470

City, state, zip code

561-722-9765

Phone number (please include area code)

Email Address: meggie@bellsouth.net

[Signature]

Signature

Applicant or agent name (please print)

Mailing address

City, state, zip code

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: Jeremy

LAND USE: RL

DATE: 3-3-21

ZONING: R-1

ZONING MAP NO.: 353

SEC/TWP/RGE: 30/17/35 ✓

Rev: 07/02/2019

Proj: 2021030012

AR: 26353

"Meeting Needs by Exceeding Expectations"

"Tanglewood"

www.marioncountytla.org



#2105103



Legend

- Urban Growth Boundary
- Address Search Results
- Road Maintenance**
 - OCE Maintained, Paved
 - OCE Maintained, Unpaved
 - OCE Maintained, MSTU, Paved
 - Other
- Streets
- Parcels
- 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)
 - Rural Activity Center (0 - 2 du/ac; F)
 - Commercial (0 - 6 du/ac; FAR 1.0)
 - Employment Center (0 - 12 du/ac; F)

1: 1,909

1 in = 0.03 Miles



Notes

0.1 0 0.03 0.1 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By:

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: 3/3/2021

F-7

NEED OF THE N.W. CORNER OF SECTION 10, TWP 4 SOUTH, RN. 6 EAST, TOWNSHIP NORTH
100.00 FT. TO THE SOUTHERLY CORNER OF 1/4-1/4 LINE OF STATE ROAD NO. 40, THENCE SOUTHWESTERLY
ALONG SAID SOUTHERLY CORNER OF 1/4-1/4 LINE ALONG THE LINE OF A CURVE COMMENCING SOUTHWESTWARTLY,
A CURVE BEARING AND DISTANCE OF S 42° 30' 00" E 97.89 FT., THENCE SOUTH 132.54 FT., THENCE
EAST 700.00 FT., THENCE SOUTH 545.03 FT., THENCE WEST 100.00 FT., THENCE NORTH 1124.54 FT.
TO THE POINT OF BEGINNING.

DATE: MAY 19 1964. PAGE: 17 OF 20.

NOTICE: There may be additional restrictions that are not recorded on this document that may be found in the public records of this County.

We file undersigned, copies of the said exhibit attached and included in this plot, do hereby authorize the same to be recorded in the public records of Marion County, Florida, and do hereby declare to the public and to the purchasers of property therein, all roads and easements shown on said plot, subject only to such claims as if they should appear from and by said plot that such claims are reserved, and do hereby warrant that all the interests of said property situated and included in said plot with full authority in and to the recording of the plot shown, as in conformity with this declaration.

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Earl A. Thompson, the wife of Francis E. Thompson, to be well known to be the person described in, and the personal and surviving mother, and they acknowledged that they executed the same freely and voluntarily and for the purposes therein expressed.

Witness my hand and official seal of U.S.A., County of HANCOCK, State of Florida this 6th day of NOVEMBER 1928.

My commission expires 1-1-31, 1933.

Earl A. Thompson

1. JOHN F. WHEELER, Clerk of the Circuit Court of Marion County, Florida, do hereby certify that the foregoing plat complies with the provisions of Chapter 12470, Laws of Florida, and that in my office for record on the 22nd day of NOVEMBER, A.D. 1933, and recorded in the Public Records of said County on the 22nd day of NOVEMBER, A.D. 1933, in Plat Book 7, Page 11.

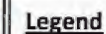
7777

THE UNIVERSITY OF CHICAGO

F-7



210510Z - McDERMOTT



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

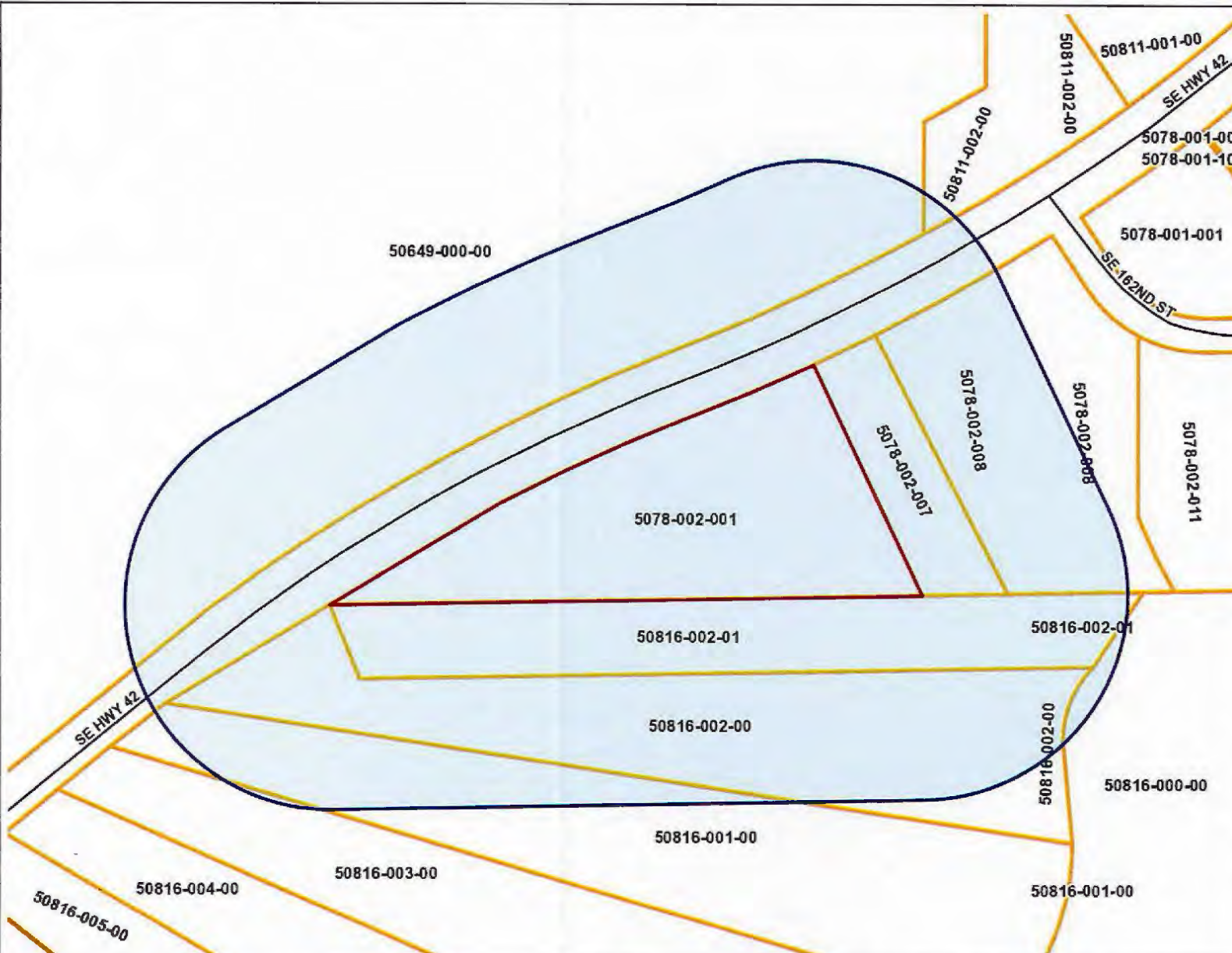
1: 2,628

1 in = 0.04 Miles



Notes

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



0.1	0	0.04	0.1 Miles
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Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

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Creation Date: 3/15/2021