



Marion County Planning & Zoning Commission

Date: 5/13/2021

P&Z: 5/24/2021 BCC: 6/15/2021

Item Number
210605Z

Type of Application
Rezoning

Request

Applicant requests the current zoning of R-1 be changed to R-4.

Owner/ Applicant
Rivera-Torres, Alfredo

Agent
None

Parcel #/Acreage
2323-003-007/0.22

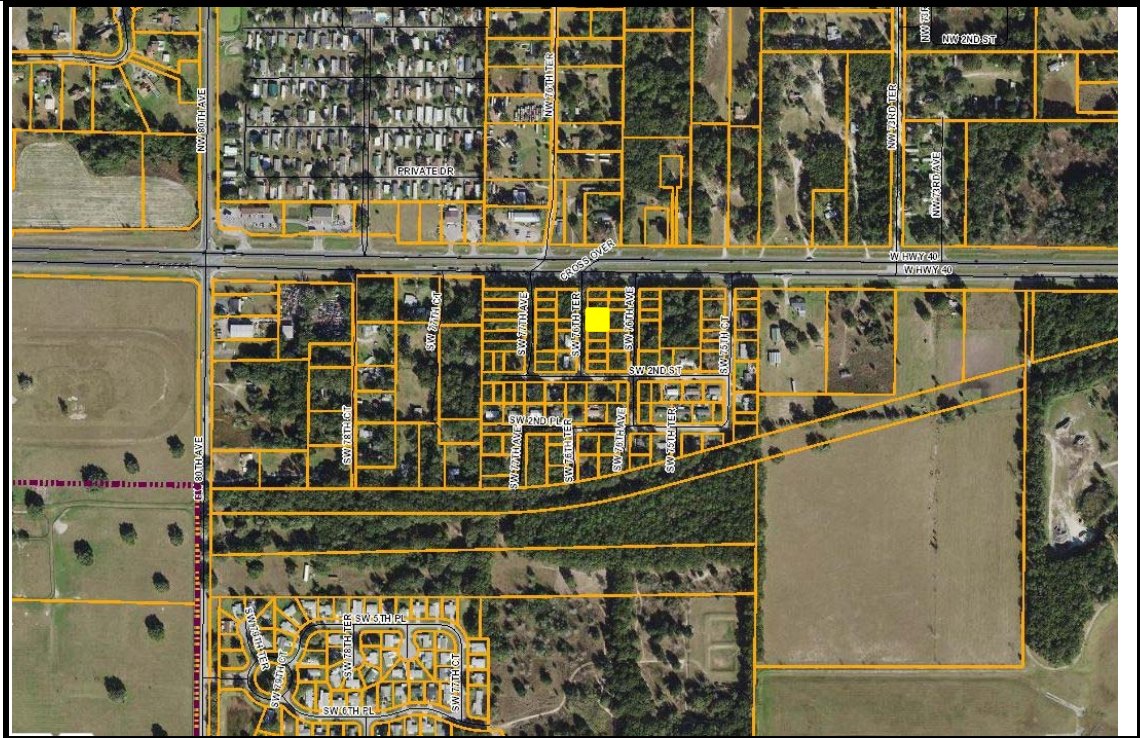
Future Land Use
Medium Density
Residential

Existing Zoning
R-1: Single Family
Residential

Staff
Recommendation
Approval

P&Z
Recommendation:
Not Reviewed

Project Planner
Kenneth Odom,
Transportation Planner



Item Summary

Staff is recommending **Approval** of the rezoning of this property from R-1: Single Family Residential to R-4: Mixed Residential.

Public Notice

Notice of public hearing was mailed to 35 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 parcel is located in the 100 block of SW 76th Terrace, in the King's Park platted subdivision, approximately 0.34 miles east of SW 80th Avenue and 160' south of SR 40.

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

Additional Information

N/A

Comprehensive Plan Amendment:

N/A

Code Case: None**ADJACENT PROPERTY CHARACTERISTICS**

Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Medium Density Residential	R-1 Single-Family Dwelling	(00) Vacant Residential
South	Medium Density Residential	R-1 Single-Family Dwelling	(00) Vacant Residential
East	Medium Density Residential	R-1 Single-Family Dwelling	(00) Vacant Residential
West	Medium Density Residential	R-1 Single-Family Dwelling & R-4 Mixed Residential	(00) Vacant Residential

Request

The applicant is requesting that the property be rezoned from R-1: Single Family Residential to R-4: Mixed Residential in order to be allowed to place a manufactured trailer home on the subject parcel. This request is consistent with the development pattern that has occurred in the area as all improved lots have been rezoned to R-4. There are no site-built single-family homes within the subdivision.



Parcels Rezoned From R-1 to R-4

Analysis

In reaching its decision, the Planning & Zoning Commission will find:

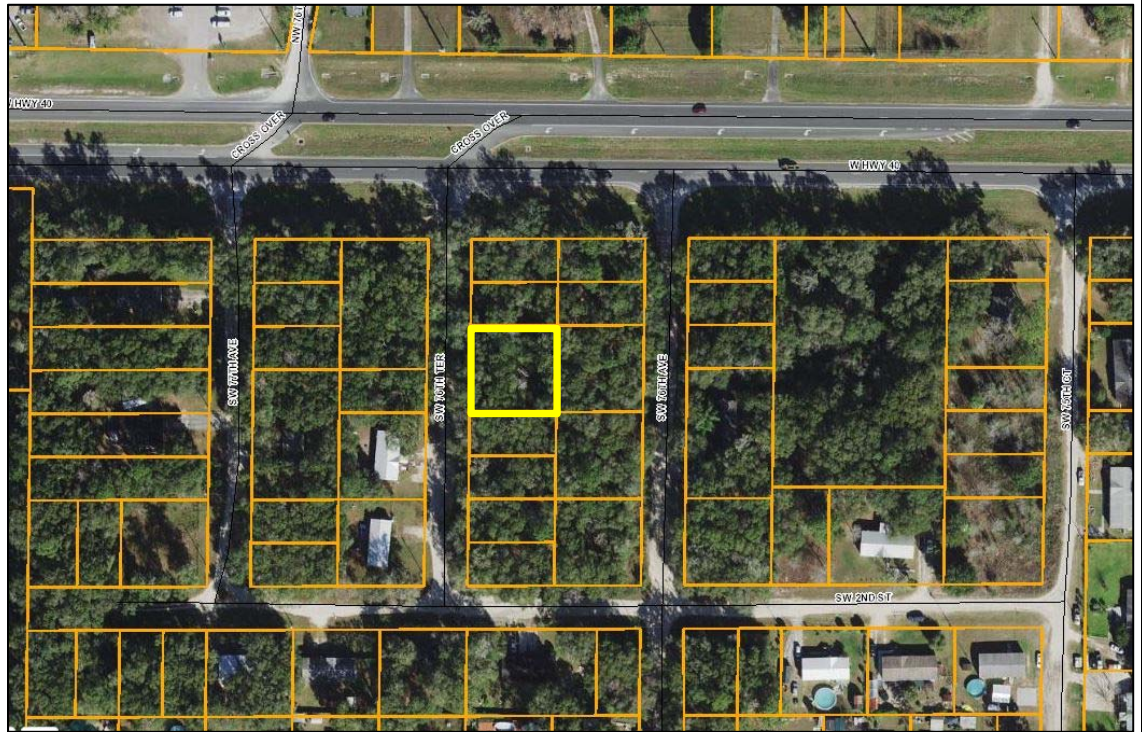
- a. Granting the proposed Zoning change will not adversely affect the public interest.** Surrounding parcels are R-1: Single Family Residential and R-4: Mixed Residential. The requested rezoning is consistent with the area as many former R-1 parcels have previously been changed to R-4 in order to accommodate manufacture housing.
- 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, and surrounding properties, as Medium Density Residential. 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 other Medium Density Residential 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 SECO Energy Company.



Photos



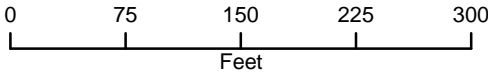
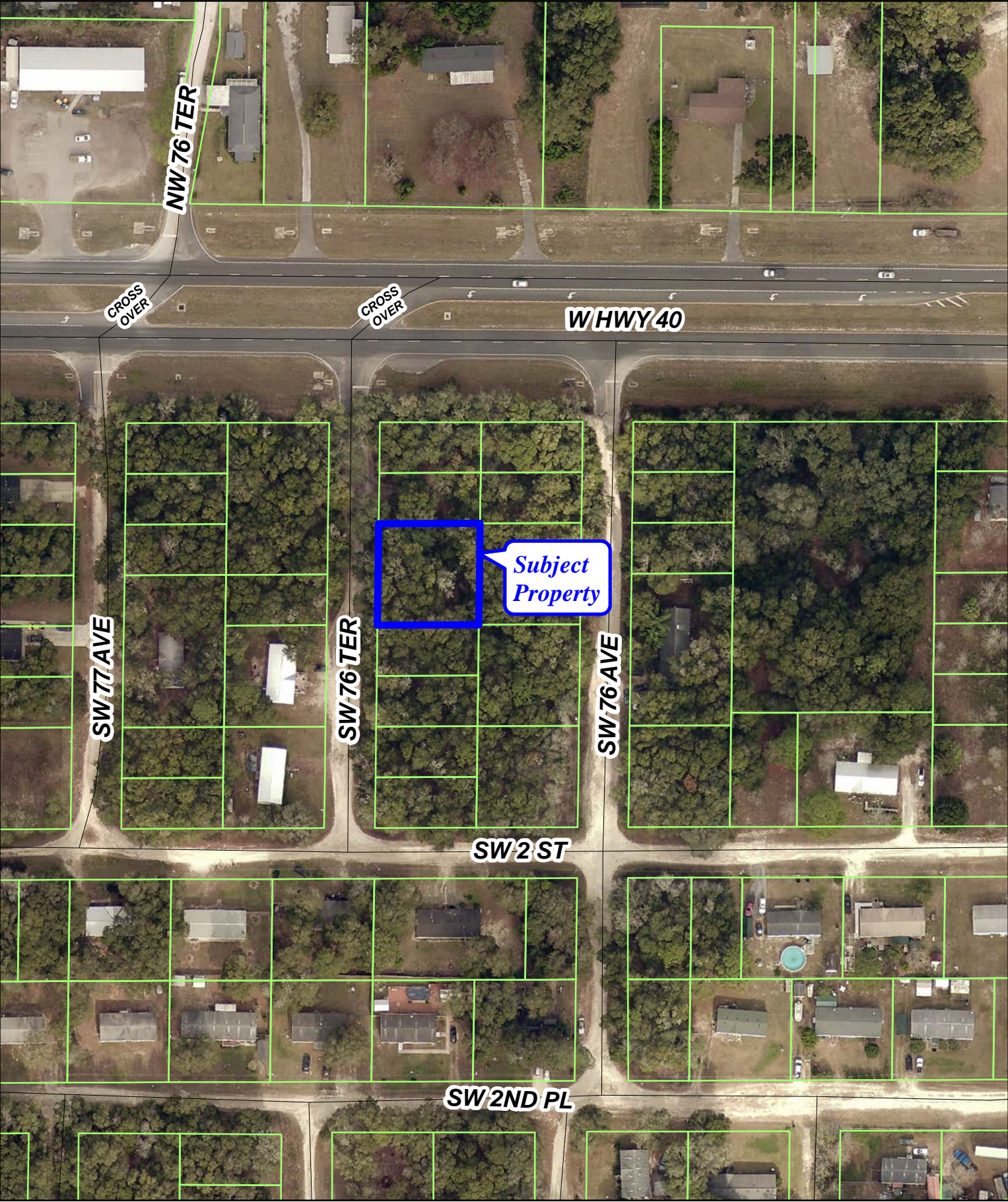
Facing Southwest



Facing North to SR 40





Facing West



Existing Land Use Designation 210605Z



Use per MC Property Appraiser		OWNER: Alfredo Rivera Torres	
01	Single Family Res	AGENT: Same	
50-69/99	Agricultural	PARCEL(S): 2323-003-007	
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		
Legend		<div></div>	
• All Amendments	Rural Land (1 du/10 ac)		
★ Policy 1.20	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
Board of County Commissioners

Growth Management ♦ Zoning

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

→ 2106053
AR#: 26468
PA#: 2323-003-007

APPLICATION FOR REZONING

Application No.: 2106053

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 R4, for the intended use of:

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

Parcel account number(s): 2323-003-007

Property dimensions: 100 X 200 Total acreage: .22 AC ✓

Directions: located in KINGS PARK SUB
Site: SW 76th Terr.

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

Alfredo Rivera Torres
Property owner name (please print)
1230 NE 39 Rd Ocala
Mailing address
Ocala FL 34470
City, state, zip code
787-239-7117
Phone number (please include area code)

Applicant or agent name (please print)

Mailing address

City, state, zip code

Phone number (please include area code)

[Signature]
Signature

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: DM DATE 3/19/21 ZONING MAP NO.: 128

Rev 07/02/2019

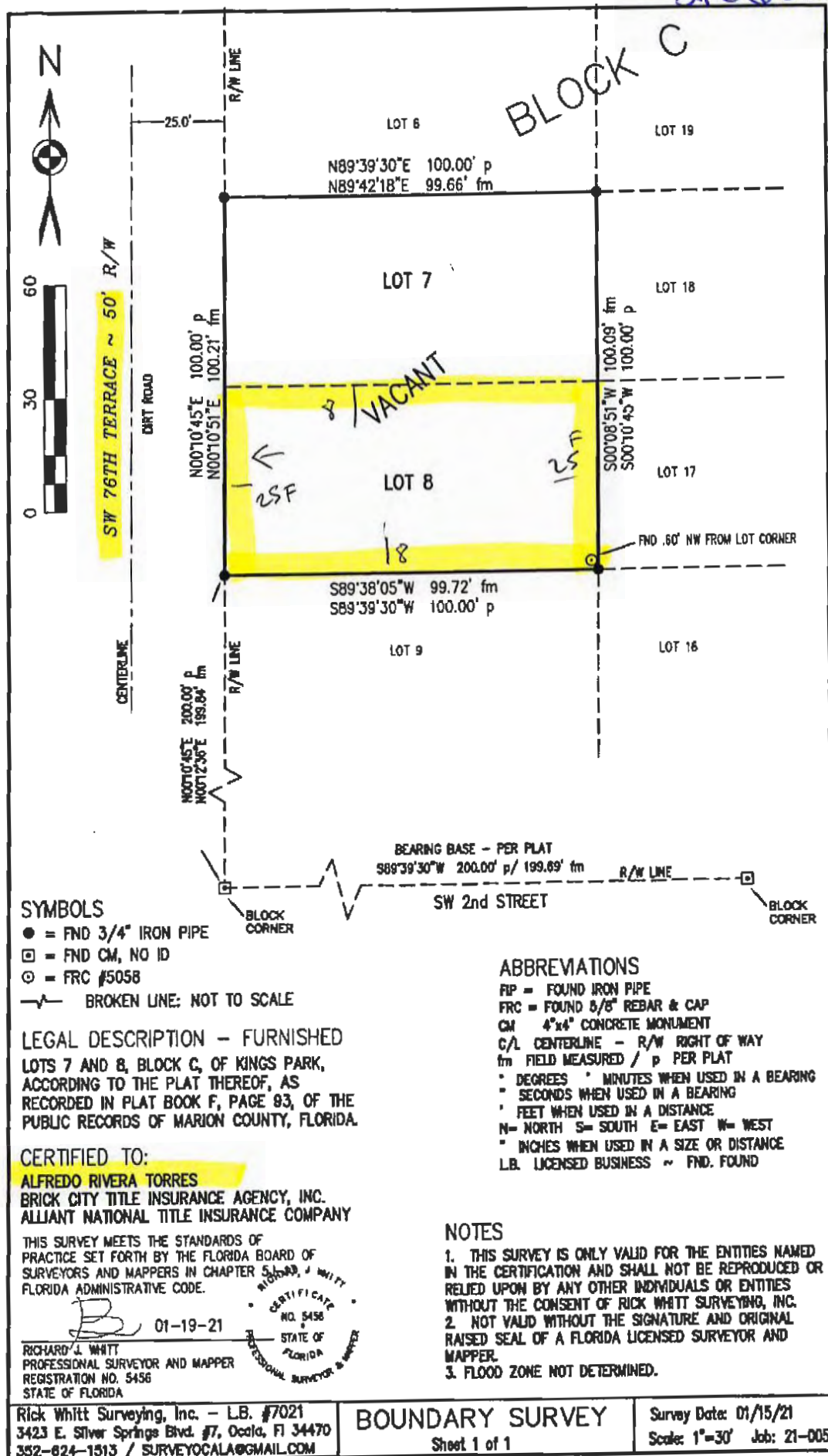
"Meeting Needs by Exceeding Expectations"

prj - 2021030069
AR - 26468

www.marioncountyfl.org

Dec. 18-15-21

"Kings Park"












Map Title



Legend

-  Urban Growth Boundary
 Address Search Results
 — Streets
 Parcels
 Environmentally Sensitive Overlay
 Family Divisions
 Policy 120 Letters
 Zoning Changes
 Reasonable Accommodations
 Special Use
 Variance
 Zoning Special Use
 Zoning
 Municipalities
 Marion County

1: 940

1 in = 0.01 Miles



Notes

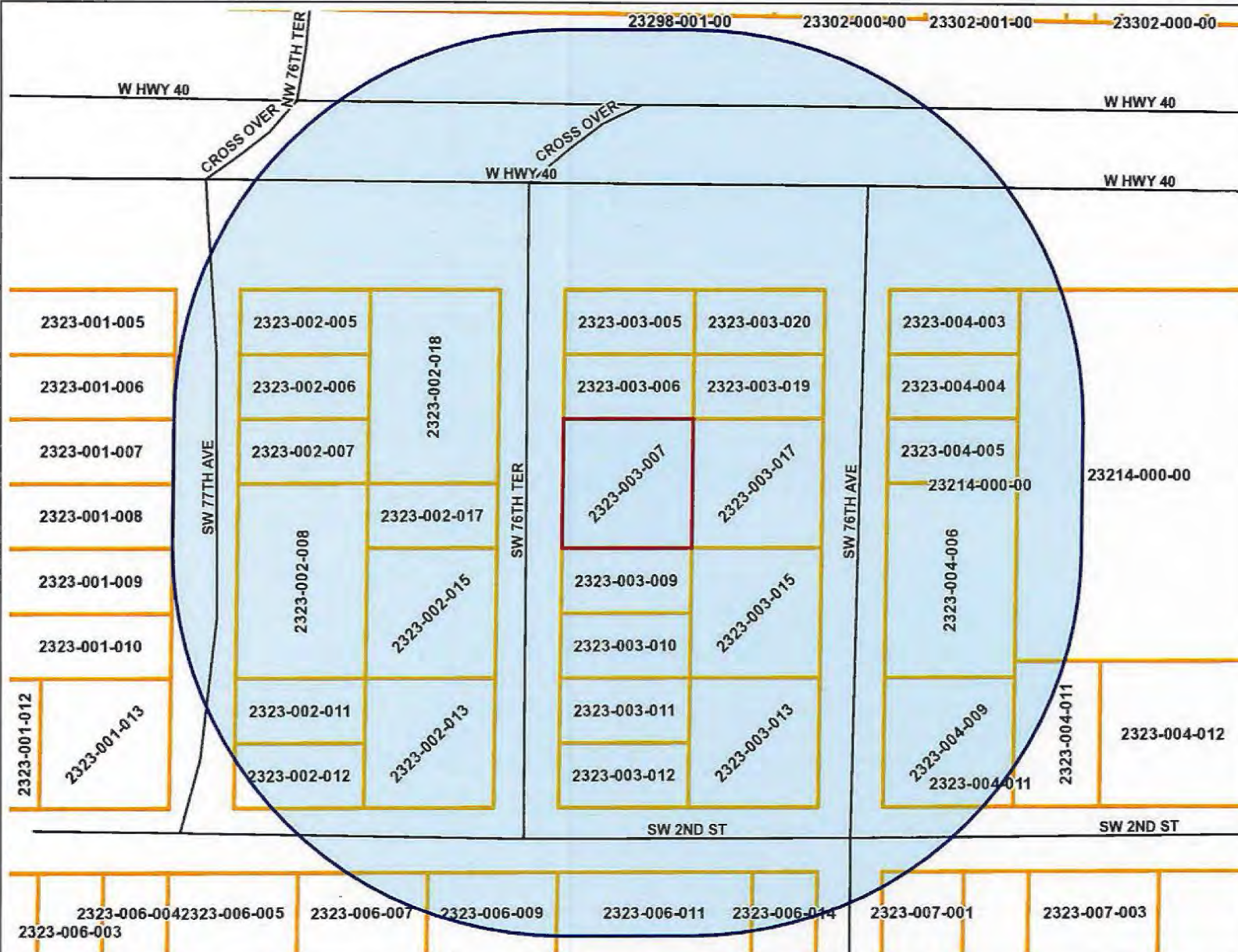
0.0 0 0.01 0.0 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By:

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Creation Date: 3/19/2021



Legend

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

1: 1,384

1 in = 0.02 Miles



Notes

AGENT: n/a

0.0 0 0.02 0.0 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIP5_0902_Feet

Created By: dp

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Creation Date: 4/1/2021