Marion County

Planning & Zoning Commission

Meeting Agenda

601 SE 25TH AVE.
Ocala, FL., 34471

Monday, May 24, 2021 **5:30 PM** **McPherson Governmental Campus Auditorium**

Acknowledgement of Proof of Publication and Mailing and Posting of Notice

Invocation and Pledge of Allegiance

Call to Order

Explanation of Procedure for Hearing Requests

1. Consider the Following Requests on Consent

1.1. 210302Z - Golden Ocala Equestrian Land, LLC. R.L. Roberts, Sr., A-3 to PUD, 40 Acres

1.2. 21-S02 - 5236 Pembroke Inc. Hetram Puran, Medium Residential to Commercial, 1.38 Acres

1.3. 210601SU - Greene Stone Investments, LLC. William Greene Sr., Special Use Permit in B-2, .92 Acres

1.4. 210602SU - AKBNB, LLC. Ronald Benjamin, Special Use Permit in B-2, 1.28 Acres

1.5. 210605Z - Alfredo Rivera Torres, R-1 to R-4, .22 Acres

2. Consider the Following Individual Requests

2.1. 210603SU - Victory Academy Ocala, Inc. Carey Jones, Special Use Permit in A-1, 3.85 Acres

2.2. 210604SU - Ronald and Tamara McCartney, Integrity Excavation and Land Clearing, LLC., Special Use Permit in A-1, 9.0 Acres

2.3. 210607Z - CMH Parks, Inc. Clayton Properties Group, D. Joel Adams, PUD Modification and Renewal, 28.58 Acres

3. Other Business

3.1. Reschedule the August 30, 2021 P&Z Commission Public Hearing to August 23, 2021 at 5:30 PM.

4. Review Minutes of Previous Meeting

4.1. April 26, 2021

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2021-3131 **Agenda Date:** 5/24/2021 **Agenda No.:** 1.1.

SUBJECT:
210302Z - Golden Ocala Equestrian Land, LLC. R.L. Roberts, Sr., A-3 to PUD, 40 Acres

DESCRIPTION/BACKGROUND:
210302Z - Golden Ocala Equestrian Land, LLC, c/o R. L. Roberts, Sr., 600 Gilliam Road, Wilmington, OH, 45177, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from A-3 (Residential Agricultural Estate) to PUD (Planned Unit Development), to Amend an approved Zoning Change (Golden Ocala PUD #200201Z) to include this parcel for 8 proposed SFR (Single Family Homes, on approximately 40.0 Acres, on Parcel Account Number 21623-000-00.

Marion County Planning & Zoning Commission

Date: 5/13/2021 | **P&Z: 5/24/2021 BCC: 6/15/2021**

Application No:
210302Z

Type of Application:
Rezoning

Request:
From: A-3, Agricultural Estate
To: PUD, Planned Unit Development(Amending PUD 200201Z to add Parcel 21623-000-00 for 8 SFR)

Future Land Use Designation:
Medium Density Residential (1-4 du/ac)

Parcel #/Acreage:
21623-000-00/±39.76

Existing Use:
Vacant

Owner/Applicant(s):
Golden Ocala Equestrian land, LLC/ R.L. Roberts Sr.

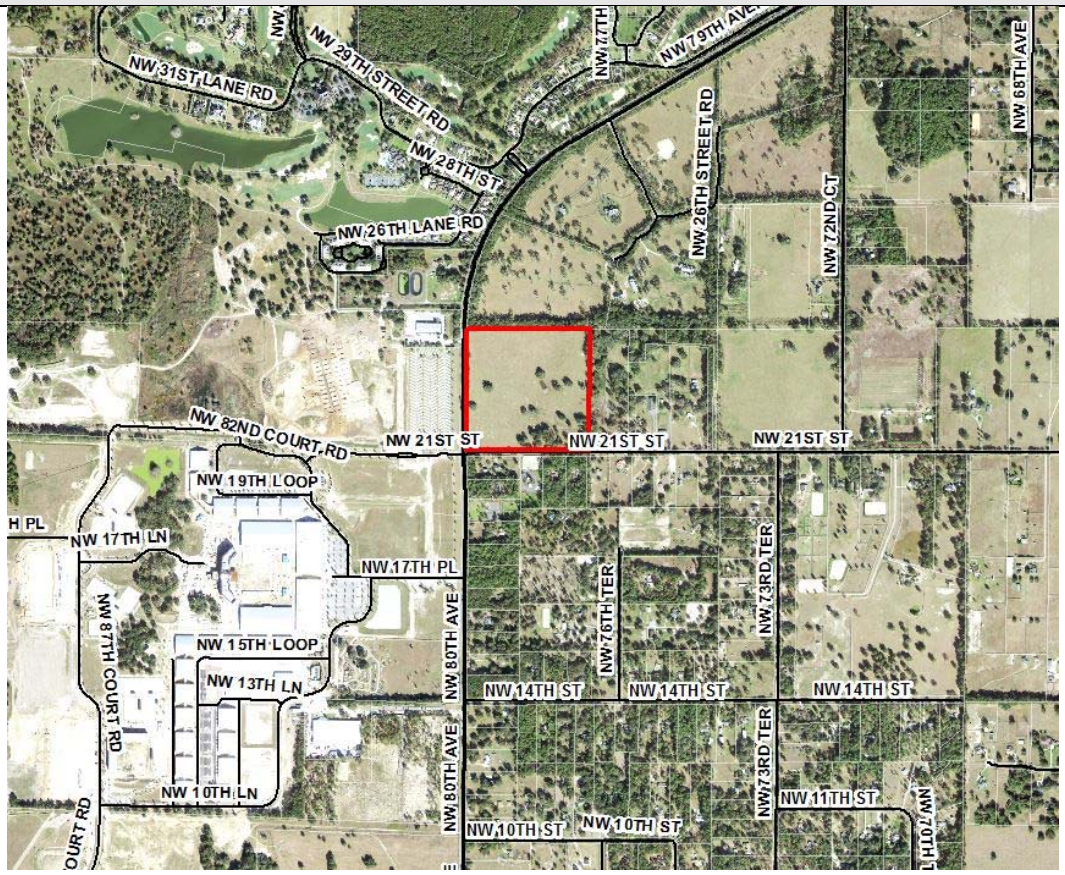
Staff Recommendation
APPROVAL WITH DEVELOPMENT CONDITIONS

P&Z Recommendation:
TBD

Project Planner
Ken Weyrauch, Senior Planner

Code Enforcement Action:
None.

Previous Rezoning Applications:



Item Summary

Staff is recommending **APPROVAL WITH DEVELOPMENT CONDITIONS** for a rezoning from A-3, Agricultural Estate to PUD (Planned Unit Development) on ±39.76 acres, in accordance with Marion County Land Development Code, Article 2, Division 7, *Zoning Change*. This request is proposing to add ±39.76 acres to the Golden Ocala Equestrian Lands PUD for eight (8) Single-family equestrian lots. The subject property is east of the Golden Ocala Eqestrian Lands PUD, on the opposite side of NW 80th Avenue. Staff is recommending approval with a number of conditions because the proposed PUD is consistent with the land use and the Comprehensive Plan.

Public Notice

Notice of the public hearing was mailed to 6 property owners within 300 feet of the subject property.

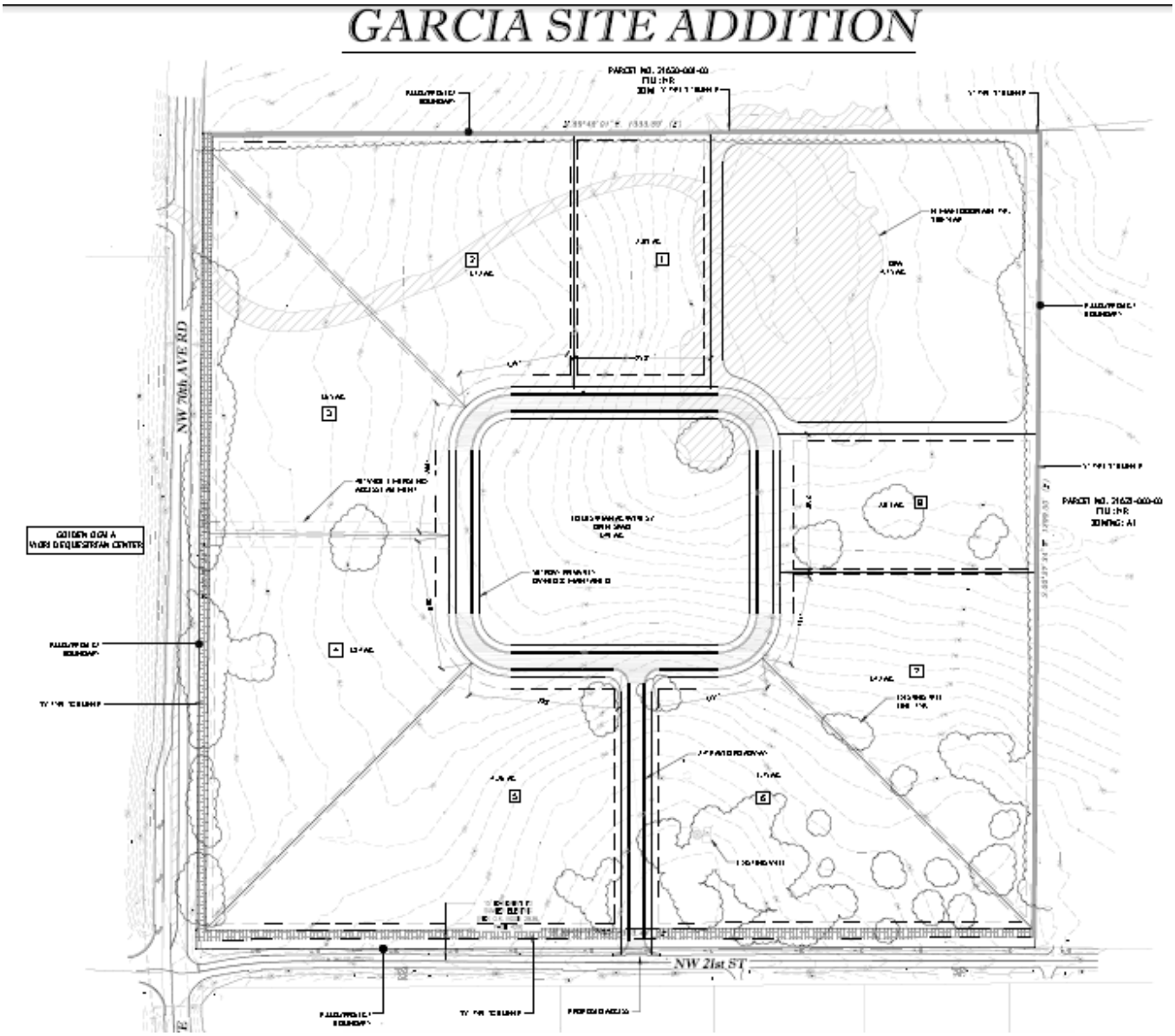
Location

The property is on NW 21st Street and NW 70th Avenue Rd.

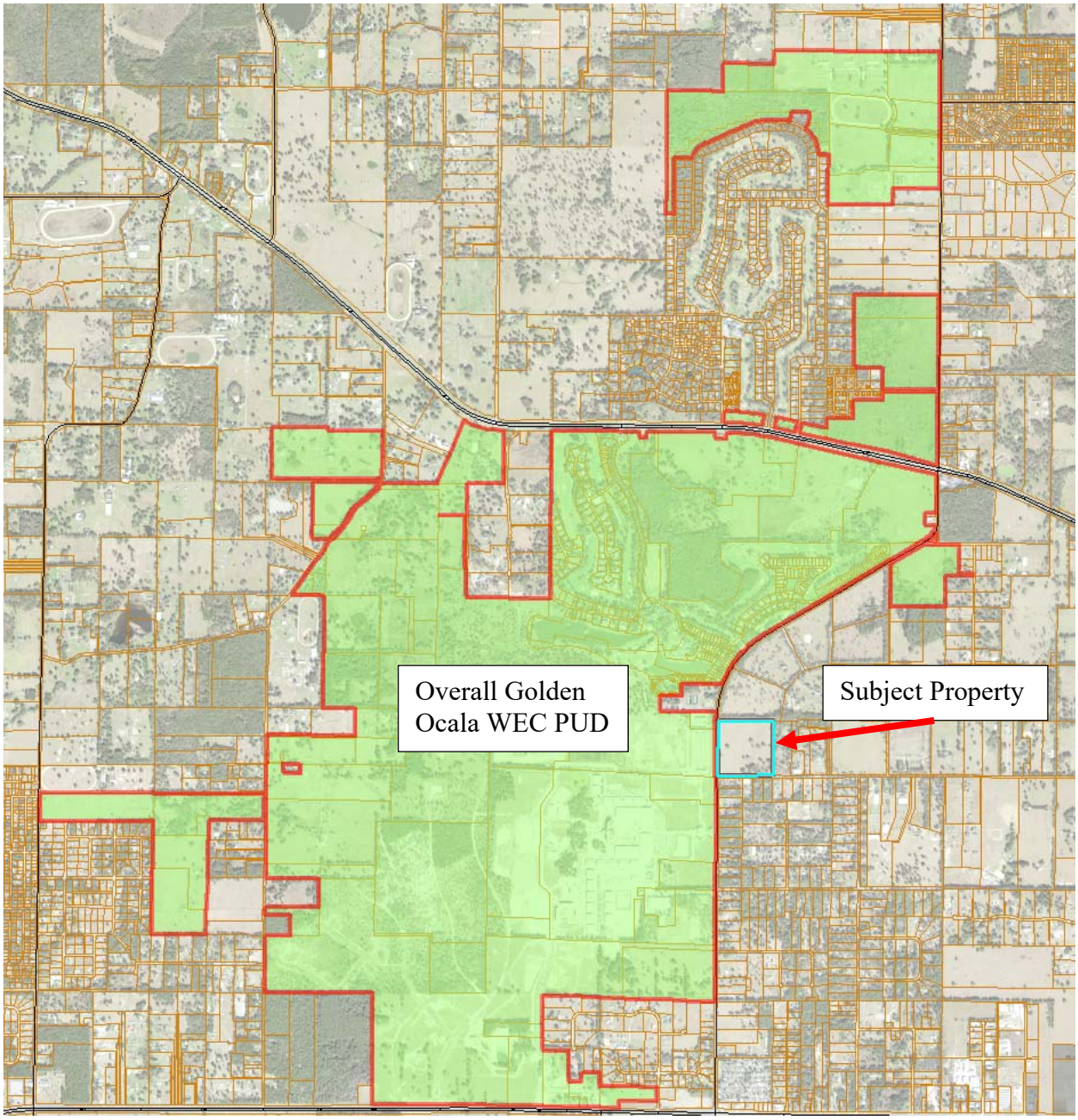
none	**Request** The applicant is requesting to rezone the subject property from A-3 to PUD to allow for 39.76 acres to be added to the Golden Ocala WEC PUD. The eight dwelling units proposed will come from the previously approved PUD's allotment of residential units. The landuse from the subject property will add no addition units to the overall Golden Ocala WEC PUD.

Analysis

The proposed PUD is modifying the Golden Ocala WEC PUD (200201Z) to add 39.76 acres to the PUD. The eight dwelling units proposed will come from the previously approved PUD's allotment of residential units. The landuse from the subject property will add no addition units to the overall Golden Ocala WEC PUD. All development standards, entitlements, and conditions for this addition to the Golden Ocala WEC PUD will be the same as the residential units in 200201Z.



1: Concept Plan



In reaching its decision, the Commission must address the following:

a. **Granting the proposed zoning change will not adversely affect the public interest.** Adding the subject property to the overall Golden Ocala WEC PUD will not adversely affect the public interest.

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 these properties as Medium Density Residential (39.76 acres). The proposed PUD is asking for 8 dwelling units on 39.76 acres, through the land use blending option allowed by the PUD, the proposed PUD will be consistent with the underlying land use

c. **The proposed zoning change is compatible with land uses in the surrounding area.** The subject property is requesting to be added to the Golden

Ocala WEC PUD, which is a PUD centered around equestrian use. The proposed PUD, zoning is compatible with the land uses in the surrounding area.

The following tables summarize the adjacent future land use designations, zoning districts, and existing uses:

ADJACENT PROPERTY CHARACTERISTICS			
Direction	**FLUM Designation**	**Zoning**	**Existing Use per MCPA Property Code**
N	Medium Desnity Residential	A-1, General Agriculture	AG
S	Rural Land	A-1, General Agriculture	SFR/AG
E	Medium Desnity Residential	A-1, General Agriculture	AG/SFR
W	Commercial	PUD, Planned Unit Development	RV Park/COM

Access to the property is from NW 21st Street.

SURROUNDING ROADWAY CONDITIONS						
Road	**Class**	**Maint.**	**Existing Conditions**			
			Surface	**No. Lanes**	**R/W Width**	**R/W Deficiency**
NW 21st Street	Minor Local	County	Paved	2	65'+	15'

Infrastructure
The site is in the Marion County Utilities service area.

Planning and Zoning Commission Recommendation:
TBD

Staff Recommendation: Approval with the following conditions

1. The project shall be developed consistent with the application and LDC unless otherwise revised by these conditions and the conditions approved with the Golden Ocala WEC PUD (200201Z).
2. The proposed addition shall be limited to a maximum total of 8 dwelling units. The residential units shall be distributed from the Golden Ocala WEC PUD approved allotment of residential units.
3. All project development shall be served by central potable water and central sanitary sewer services prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. Adequate capacity shall be demonstrated prior to the approval of Improvement Plans.

Conditions from 200201Z

GOLDEN OCALA PUD MASTER PLAN CONDITIONS:

1. The PUD shall be developed consistent with the conditions outlined herein and the requirements of Marion County Comprehensive Plan Future Land Use Element Policy 10.5.1.

2. The project shall comply with the maximum development amounts as provided in Table #1, and the Project's Master Plan consisting of the Proposed PUD (Map 11) & the Overall Buffer Plan submitted [12/15/2020], and the conditions of this approval.

3. Development types and standards shall be conducted consistent with the types and minimum standards as provided in Tables #5 and #6.

4. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

5. The commercial and other non-residential entitlements may be used for all non-residential uses allowed in the Commercial Land Use category of the Marion County Comprehensive Plan, which allows for development focused on retail, office and regional business.

6. Development amounts within the project may be adjusted (increased/decreased) subject to conformance with the Land Use Exchange Matrix Table below and the following provisions:

Land Use Trip Equivalency Matrix

A. LAND USE EQUIVALENCY RATES

CHANGE FROM ↓ / CHANGE TO →	Single-Family Housing (DU)	Residential Condominium/Townhouse (DU)	Hotel (Rooms)	General Office (1,000 SF)	Commercial Retail (1,000 SF)
Single-Family Housing (DU)	--	1.9434	1.3290	0.5351	0.3486
Residential Condominium/Townhouse (DU)	0.5146	--	0.6839	0.2753	0.1794
Hotel (Rooms)	0.7524	1.4623	--	0.4026	0.2623
General Office (1,000 SF)	1.8689	3.6321	2.4839	--	0.6514
Commercial Retail (1,000 SF)	2.8689	5.5755	3.8129	1.5351	--

B. EQUIVALENCY EXAMPLES

EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE

Add 100 hotel rooms for ? DU of Residential Condominium/Townhouse
= 100 hotel rooms /0.6839 DU of Residential Condominium/Townhouse
= 146.22 x (DU) Residential Condominium/Townhouse
= Reduce Residential Condominium/Townhouse by 146 dwelling units

EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE

Trade 10,000 SF of Commercial Retail for ? (1,000) SF of Office
= (10 KSF) Commercial Retail x 1.5351 (1,000 SF) of Office
= 15.351 x (1,000) SF Office
= 15,351 SF Office

EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL

Add 150 DU of Single-Family Housing for ? Commercial Retail
= 150 DU of Single-Family Housing / 2.8689 (1,000 SF) Commercial Retail
= 52.285 x (1,000) SF Commercial Retail
= Reduce Commercial Retail by 52,285 SF

C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES

Land Use	Units	% New Trips [2]	Trips / Unit
Single-Family Housing (ITE 210)	1 (DU)	77.50%	0.618
Residential Condominium/Townhouse (ITE 230)	1 (DU)	77.50%	0.318
Hotel (ITE 310)	1 (Rooms)	77.50%	0.465
General Office (ITE 710)	1 (1,000 SF)	77.50%	1.155
Commercial Retail (ITE 820)	1 (1,000 SF)	51.15%	1.773

D. FOOTNOTES

[1]: Trip Rate based upon ITE *Trip Generation, Ninth Edition*, p.m. peak-hour trip generation rates as follows:

Single-Family	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 210.
Residential Condominium/Townhouse	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 230.
Hotel	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 310.
General Office	Obtained using the ITE Trip Generation, 9th Edtion for ITE LUC 710.
Commercial Retail	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 820.

[2]: % New is based upon the Internal Capture and Pass-by Capture = (1 - IC%) * (1 - PB%). Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.

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6.1. The land use conversion table allows for land use conversions to ensure there is no net increase in development impacts, without the requirement for a comprehensive plan amendment.

6.2. Land use conversion is not permitted within the area designated as Equestrian Truck/Trailer Parking as shown on the approved PUD Master Plan.

7. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.

8. As set forth in Future Land Use Element Policy 10.5.1, a portion of the Project, but not the entire Project, has obtained full Concurrency Certification. To the extent that the Project lacks full concurrency, the PUD shall address and comply with Marion County's Concurrency Management System as consistent with Marion County Land Development Code (LDC Article 1, etc.), including providing for proportionate share for transportation improvements consistent with Section 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 1, etc.) including as set forth in FLUE Policy 10.5.1.

9. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes (entire project) shall utilize water conservation techniques.

Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, reuse water for irrigation of common areas, maximum irrigable areas, or other landscape and vegetative requirements. To the extent possible, these techniques will be identified in the development's documents related to covenants and restrictions and may be included in subsequent developer agreements with Marion County Utilities.

10. No structures are permitted in locations where FEMA designated special flood hazard areas or modified floodplain are privately owned and utilized as stormwater retention areas to meet Marion County Land Development Code Stormwater Standards. These areas must be identified on all final plats and reflected in owner's deeds. This condition may be waived on a case-by case basis when calculations are provided by a licensed professional demonstrating that compensating storage is accomplished, and approved by the County Engineer. Further, the applicant will be required to file a map amendment with FEMA.

11. All project development shall be served by central potable water and central sanitary sewer services, both of which shall be provided by Marion County Utilities and/or its successors/assigns, prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. The professional (sales center) office may be established using a temporary on-site treatment disposal system (OSTDS/septic); however the office shall be connected to central sanitary sewer service within ninety (90) days upon a determination and notice from the Marion County Utilities Department that central sanitary sewer is now available to the office. However, development of the lands designated World Equestrian Center in the Rural Area and lying between NW 100th Avenue and NW 110th Avenue shall comply with LDC water and sewer connection requirements based on the final plan of development. Further, the Low Residential (Area 1) lying north/northeast of the Golden Hills development shall conform to the final provisions of FLUE Policy 10.5.1 as noted previously.

12. For the World Equestrian Center, the following conditions apply:

    12.1. Parking in the Right of Way is prohibited. The applicant is responsible for ensuring adequate signage and directions to the Center's parking areas are visible to patrons along with providing supplemental signs to indicate parking in the right-of-way is not permitted in order to prevent such parking.

    12.2. Ingress/egress at NW 100th Avenue is prohibited for event traffic except through the northernmost entrance, specifically used for access to the Equestrian Truck/Trailer Parking Area.

    12.3. The facility will utilize centralized water for potable use and central sewer provided by Marion County Utilities. A non-potable water source may be implemented for ancillary uses such as fire flow and equestrian facility maintenance (e.g., animal wash stations, dust control, etc.).

12.4. The height of all buildings (other than non-occupied architectural features constructed of non-combustible materials and at a height of no more than 75 feet) shall be less than 65ft from the ground surface.

12.5. The following events are allowed: equine events (e.g., horse shows); household animal events (e.g., dog shows and cat shows); convention and auditorium usage (e.g. high school graduations, charity events, festivals, etc.); gun, knife, car and other consumer shows; athletic events, circuses, fairs or festivals, RV shows; performing arts, amateur musical events (e.g., Christmas carols); and uses that are similar in function and reasonably anticipated to have a similar impact on surrounding properties. Any other events will require a special event permit.

12.6. All facility lights shall be aimed toward the subject property and shielded to minimize glare and light trespass onto adjacent agricultural/residential properties as required by the LDC, and no LDC waivers for such requirements may be authorized.

12.7. Sound Amplification shall not exceed limits set forth in Section 13-7 of the Marion County Municipal Code of Ordinances (noise ordinance).

12.8. The site shall be designed and maintained to minimize erosion, wetland degradation and wasteful water use. This will be ensured through enrollment in Best Management Practices identified by a Notice of Intent, filed with the Department of Agricultural and Consumer Services, as periodically revised or, compliance with a Nutrient Management Plan prepared by a professional engineer that is a NRCS approved Technical Service Provider (if BMP enrollment is not required by FDACS).

12.9. Livestock waste (manure and bedding) shall be stored in a water-tight structure that will not allow stormwater discharge. At no time shall livestock waste be allowed to accumulate beyond the threshold of the livestock waste storage area. Waste storage may include roll-off containers, provided that they are water tight.

12.10. Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified and included in the details of the Major Site Plan.

13. Project buffers shall be provided consistent with the Map 11A Overall Buffer Plan [dated 12/15/2020]. Buffers for the project may be established and maintained in easements or independent tracts separate from residential, commercial, or WEC complex properties, with the ownership and maintenance addressed with the final approval of their corresponding development phase or activity (e.g., Final Plat, Major Site Plan, etc.). No accessory structures for the residential, commercial, or WEC complex properties shall be placed in the buffers. Buffer support facilities and overall project community amenities (e.g., wells, irrigation pump house, equine trails, multi-modal paths, sidewalks, etc.) may be integrated with the buffers subject to ensuring the buffers achieve their intended purpose of screening light, noise, dust, and other similar effects, particularly in relation to the WEC complex. Trees and shrubs may be clustered, thereby creating a non- continuous but aesthetically pleasing screen to

adjacent properties, however, groundcover must be present in sufficient quantities and locations to prevent offsite erosion. Existing vegetation is eligible for inclusion to meet minimum requirements and native vegetation is encouraged. Equestrian or multi-use, unpaved trails and sidewalks are permitted within the buffer area.

14. The overall project may be developed in sections or phases, subject to providing an overall coordinated section or phase related plan to ensure each section or phase stands alone. Upon completion of the Development Review Committee's PUD Master Plan review, each PUD Master Plan, including the final architectural details, development phasing, amenity details shall be brought forward to the Marion County Board of County Commissioners for final review and approval consideration by the Board.

15. The PUD/WEC Master Sign Plan shall consist of four component parts:

    15.1. The Master Sign Plan as submitted by prior PUD Rezoning Applications 20170605Z, focused on the PUD's WEC and non-WEC entries such as subdivision walls, gates, etc., and

    15.2. The WEC complex Master Sign Plan applicable to the WEC arenas and barns (logo and title, lighted and unlighted; 20180611Z), and

    15.3. A total of five (5) gateway monument gang signs ("green stars" on Map 11; 2018061Z) are authorized as follows:

        15.3.1. Two gateway monument gang signs located at the two eastern W. Hwy 40 driveways – one being the entrance to and east of the Golden Ocala/WEC Sales Center (in proximity to the truck/trailer parking area), and one being the next driveway to the west providing the southern access approach to the WEC complex to the north (driveway along the west side of Sherman Oaks Hamlet);

        15.3.2. One gateway monument gang sign along the west side of NW 80th Avenue at the main central entrance to the WEC complex;

        15.3.3. One gateway monument gang sign for PUD's frontage along the south side of W. Hwy 27 with final placement coordinated the approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.); and

        15.3.4. One gateway monument gang sign for PUD's frontage along the north side of W. Hwy 27 with final placement coordinated the approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.).

    15.4. All other development signs that may be approved and permitted consistent with Land Development Code Division 4.4 *Advertising Signs*.

TABLE 5: GOLDEN OCALA PUD PROPOSED USES	
USE	**PERMITTED USES FOR DEVELOPMENT AREAS AND**

	PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND USE ALLOCATION BASIS)
SINGLE-FAMILY	Single-family residence detached and Single-family-residence attached (aka duplex).
MULTIPLE-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multiple-family residence (apartment, condominum, or townhouse).
Maximum Aggregate Residential Amount: Up to 1,997 dwelling units per FLUE Policy 10.5.1, but allowing for exhanges of land use per that same policy.	
COMMERCIAL	Range of allowable uses shall conform to B-4 (Regional Business) zoning uses as listed in the Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. *Special Use Permit.*
EQUESTRIAN / EVENT FACILITIES	Equestrian and event operation facilities, primarily focused on equiretrian-related uses such as, but not limited to, polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, feed stores & tack shops, and chapels; in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
Maximum development amounts for Commercial & Equestrian/Eent Facilities are: Commercial development is 4,000,000 GSF, Equestrian Facility is 13,500 seats, Hotel is 1,350 rooms, and RV Spaces/Lots is 280 units/spaces/lots, per FLUE Policy 10.5.1, but allowing for exhanges of land use per that same policy.	
All structure types, uses, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance.	

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE	Minimum Lot			Minimum Setbacks[1, 2]			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner[3]	
Rural Eq. Estates (/10-Acre Single-Family Detached)*							
Principle	150'	150'	435,600 SF	20'	30'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	25'	5'	5'/10'	15'
Agricultural Eq. Estates (3-Acre Single-Family Detached)*							
Principle	40'	60'	130,680 SF	20'	25'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	15'
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	10'	5'/10'	40'
Accessory	N/A	N/A	N/A	25'	5'	5'/10'	25'
Mechanical	N/A	N/A	N/A	25'	5'	5'/10'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,100 SF	20'	10'	5'/10'	35'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 5'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 5'/10'	10'
Multiple-Family Residential (Tri/Quad+, Apartment, Condominium, Townhome)*[4]							
Overall Principle Structure	40'	60'	1,600 SF	20'	10'	10/15'	65'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. – 8'/10'	65'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. – 8'/10'	65'
Accessory	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	25'
Mechanical	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	10'

***RESIDENTIAL STRUCTURE TERM DESCRIPTIONS**
Principal = Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, pools, playgrounds) etc.);
Accessory = Customary individual unit residential accessory uses (e.g., storage sheds, individual unit swimming pool and/or screen enclosure, etc.);
Mechanical = Individual residential unit air-conditioner units and pool pumps, etc.

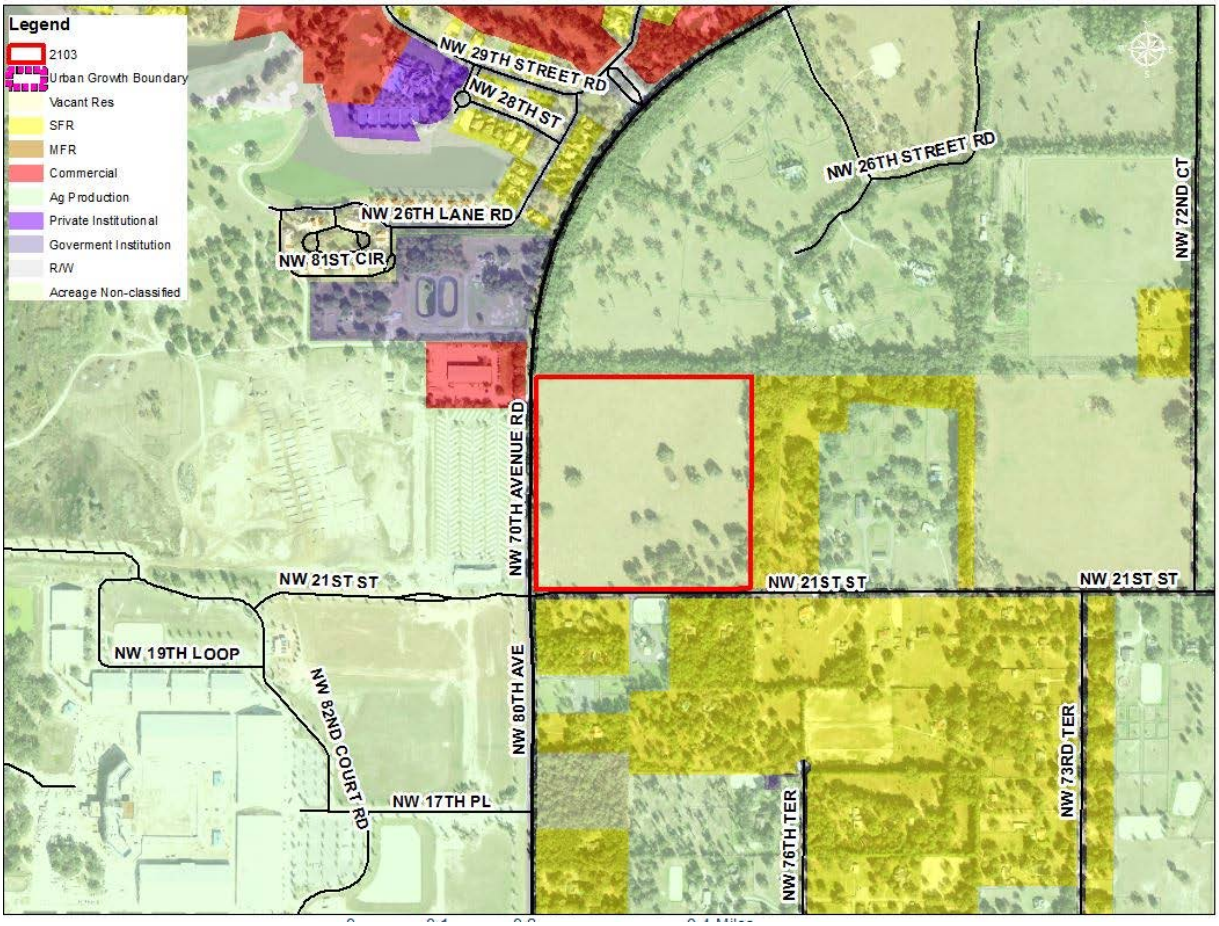
Commercial							
Principle	None	None	None	20'	10'	Int. – 0'/Ext. 0'/0'	75'
Accessory	N/A	N/A	N/A	20'	5'	Int. - 0'/Ext. – 0'/0'	30'
Mechanical	N/A	N/A	N/A	25'	5'	Int. - 0'/Ext. – 0'/0'	20'
Equestrian / Event Facilities							

Principle	None	None	None	20’	10’	Int. – 0’/Ext. 0’/0’	75’
Accessory	N/A	N/A	N/A	20’	5’	Int. - 0’/Ext. – 0’/0’	35’
Mechanical	N/A	N/A	N/A	25’	5’	Int. - 0’/Ext. – 0’/0’	35’

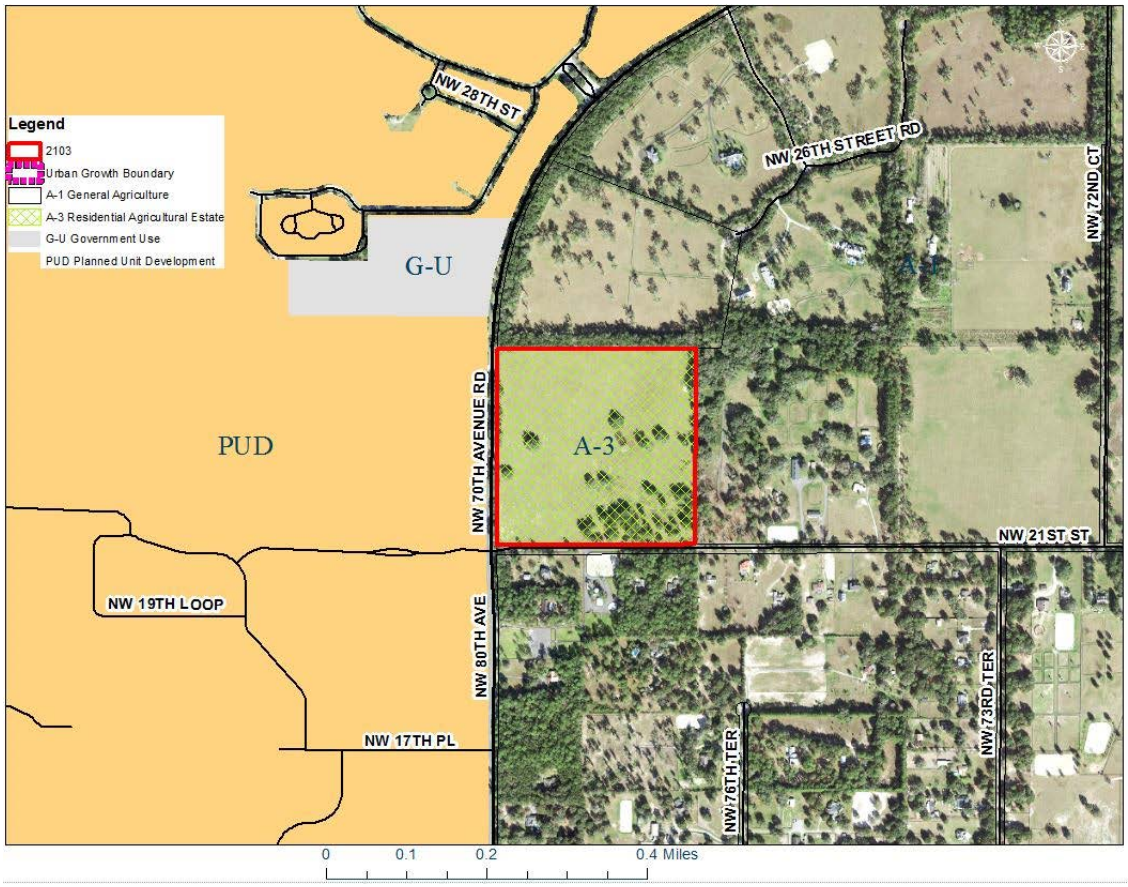
[1]In the event an easement or buffer is in place and/or required, the setback shall be subject to the more restrictive placement limitation and shall not encroach into an easement or buffer.
[2]LDC Commercial encroachment allowances for gasoline canopies, islands, and pumps shall also apply, subject to the compliance with the easement/buffer limitation listed in Footnote 1 above.
[3]Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight distance standards are satisfied.
[4]Multiple-family residential development areas abutting the exterior boundary of the PUD shall observe an increased setback, regardless of yard type, observing the equivalent of 10-feet (10’) of setback for each 10-feet (10’) in structure height against that abutting boundary.

PLANNING & ZONING COMMISSION RECOMMENDATION:
TBD

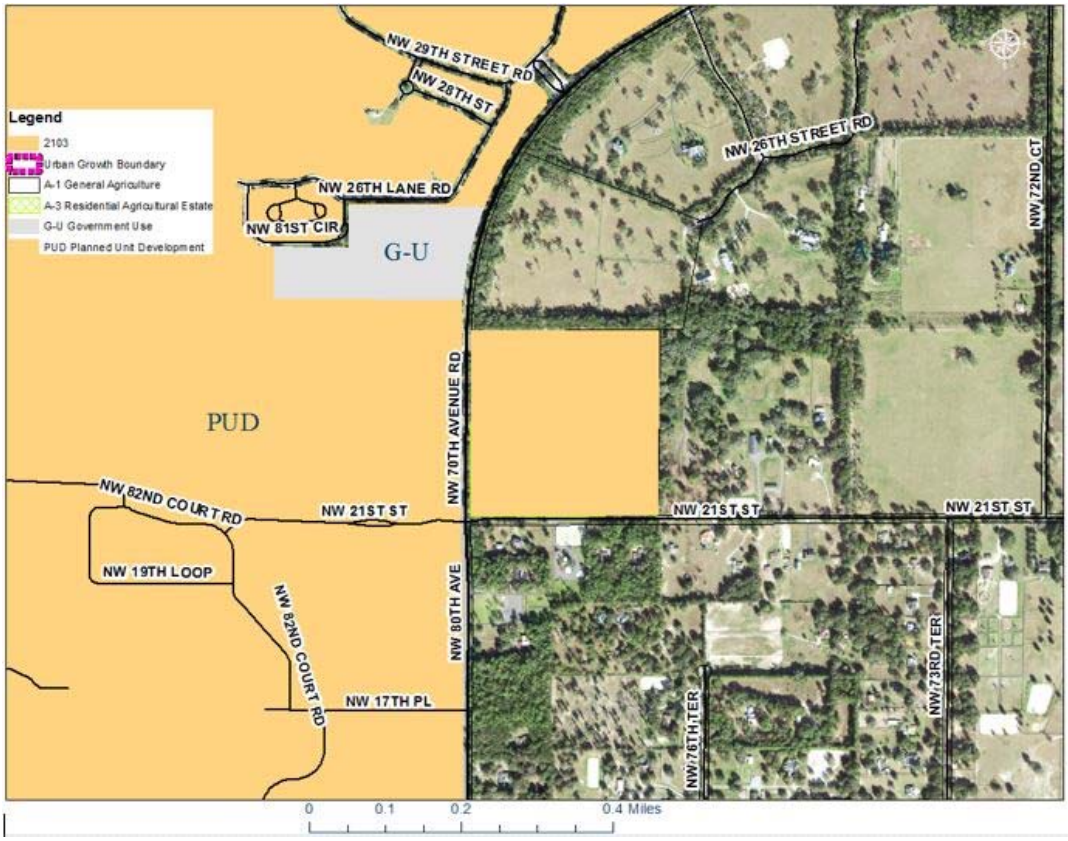
EXISTING USES PER MCPA PROPERTY CODE DATA



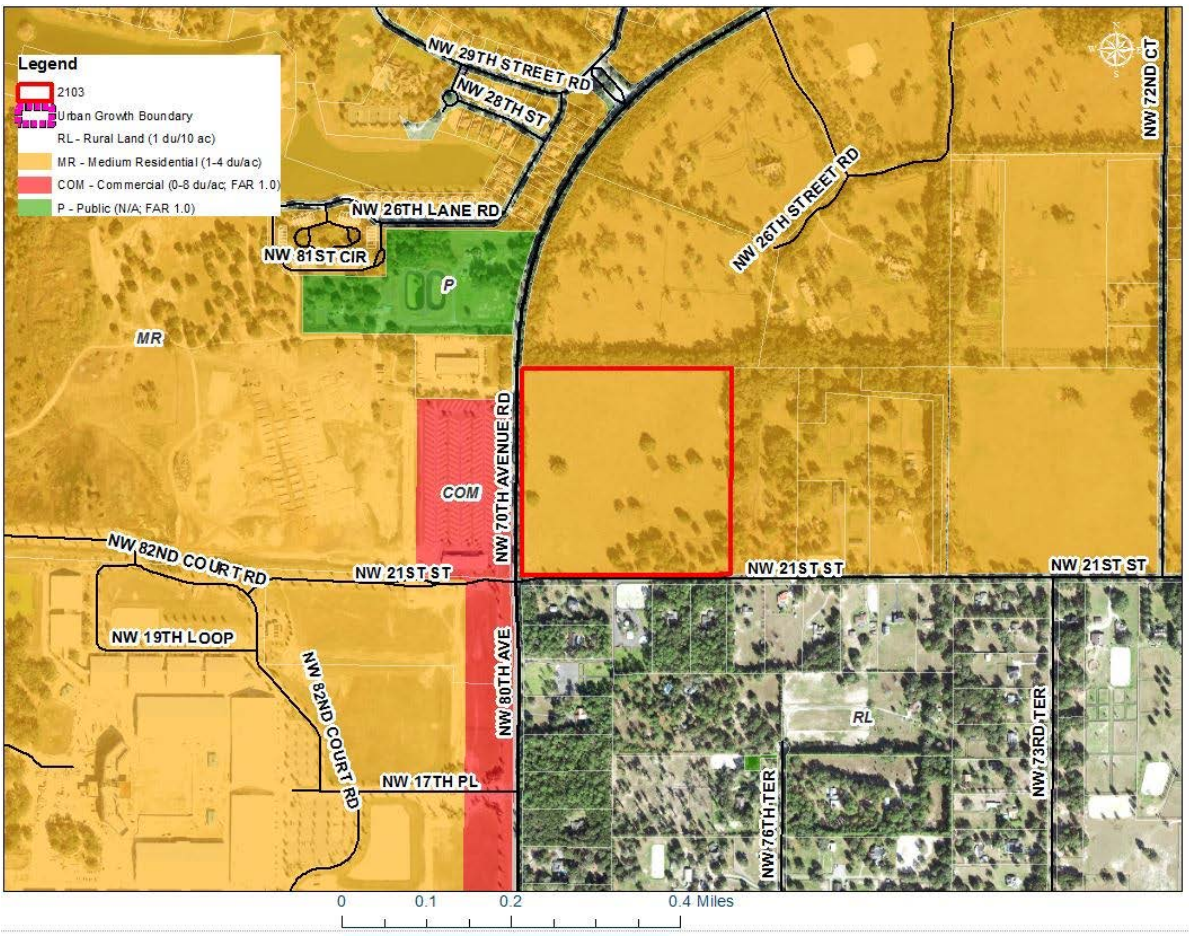
CURRENT ZONING



PROPOSED ZONING



CURRENT FUTURE LAND USE DESIGNATION

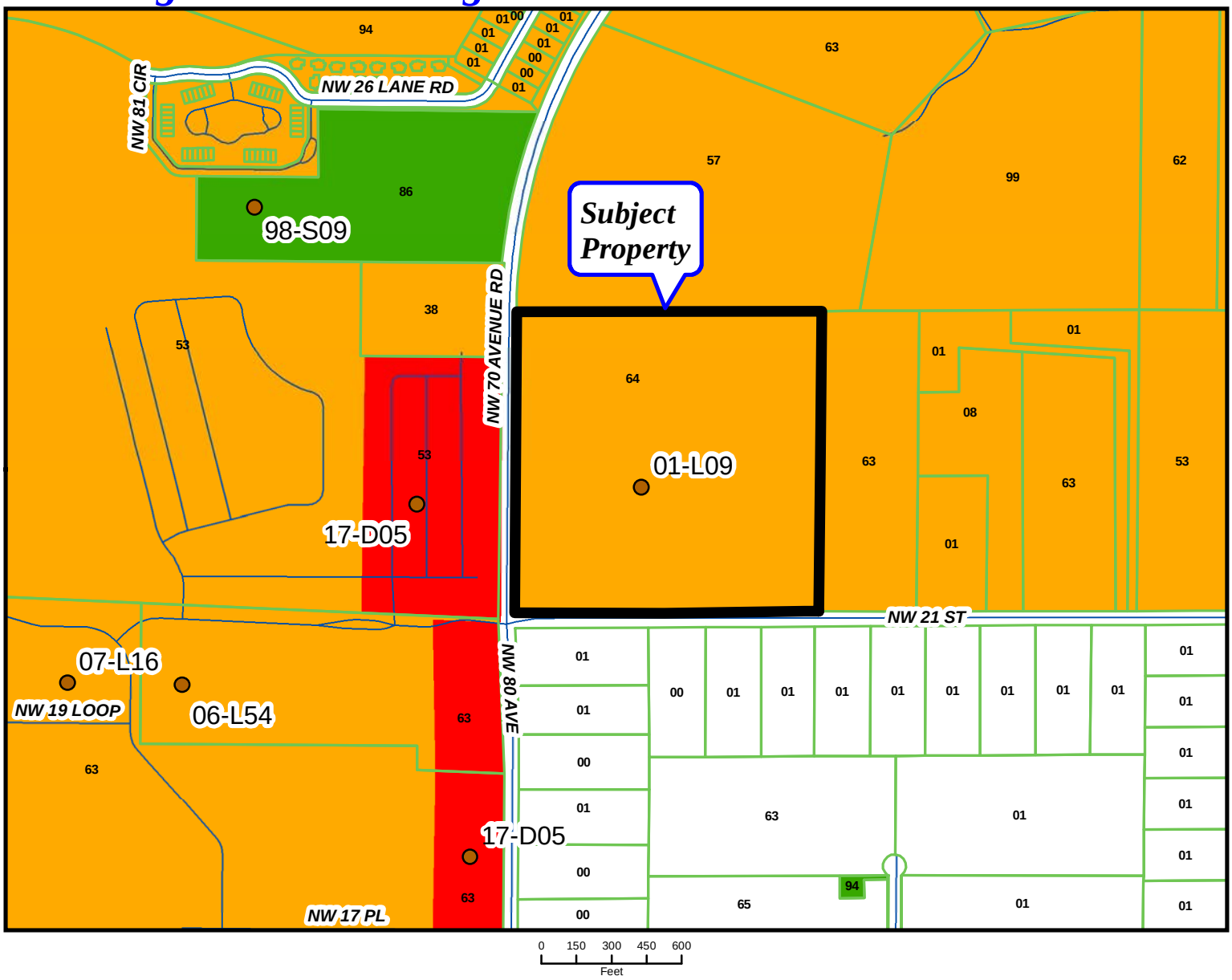

Legend
2103
Urban Growth Boundary
RL - Rural Land (1 du/10 ac)
MR - Medium Residential (1-4 du/ac)
COM - Commercial (0-8 du/ac; FAR 1.0)
P - Public (N/A; FAR 1.0)
NW 29TH STREET RD
NW 28TH ST
NW 26TH LANE RD
NW 81ST CIR
NW 26TH STREET RD
NW 72ND CT
P
MR
COM
NW 70TH AVENUE RD
NW 82ND COURT RD
NW 21ST ST
NW 21ST ST
NW 21ST ST
NW 19TH LOOP
NW 82ND COURT RD
NW 80TH AVE
RL
NW 17TH PL
NW 76TH TER
NW 73RD TER
0
0.1
0.2
0.4 Miles

Aerial: 210302Z

N

0 150 300 450 600
Feet

Existing Land Use Designation 210302Z



Use per MC Property Appraiser	
01	Single Family Res
50-69/99	Agricultural
00/10/40/70	Vacant
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

OWNER: Golden Ocala Equestrian Land, LLC.

AGENT: Tillman & Associates Engineering, LLC. – David Tillman

PARCEL(S): 21623-000-00

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.

N

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

#2103023
AR#: 26035
PA# 21623-000-00

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

APPLICATION FOR REZONING

Application No.: 2103023

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 A-3

to PUD, for the intended use of:

Amending PUD approved 200201Z to include this parcel. w/ proposed 8 SFR site built homes

Legal description: (please attach a copy of the deed and location map) "Garcia Site Additions"

Parcel account number(s): 21623-000-00

Property dimensions: _____ **Total acreage:** 40.0

Directions: Take SR 40 west to NW 80th Avenue, turn R; continue to subject property on R.

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

Golden Ocala Equestrian Land, LLC. c/o R.L. Roberts, Sr.	Tillman & Associates Engineering, LLC.
Property owner name (please print)	**Applicant or agent name (please print)**
600 Gillam Rd	1720 SE 16th Avenue, Bldg 100
Mailing address	**Mailing address**
Wilmington, OH, 45177	Ocala, FL 34471
City, state, zip code	**City, state, zip code**
352- 402-4368	352-387-4540
Phone number (please include area code)	**Phone number (please include area code)**
R L Roberts	
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: C Baugh DATE: 1-8-21 ZONING MAP NO.: 127 Rev. 07/02/2019

Sec. 6/15/21

"Meeting Needs by Exceeding Expectations"

Proj. # 2021-01-0030 www.marioncountyfl.org AR# 26035

#2103023

GOLDEN OCALA-PROPOSED P.U.D.
AMENDMENT TO 200201Z
GARCIA SITE ADDITION

LEGAL DESCRIPTION:

PER TITLE COMMITMENT NO. [illegible] ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR ASSURED TITLE SERVICES, LLC, ISSUING OFFICE FILE NO. [illegible] BEARING A COMMITMENT DATE OF SEPTEMBER 7, 2020

THE SW 1/4 OF THE SW 1/4 OF SECTION [illegible], TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT ROAD RIGHT OF WAY.

SITE DATA

PARCELS:
[illegible]
TOTAL PROJECT AREA: [illegible] AC.

PROJECT AREA:
RESIDENTIAL = 8 LOTS

LAND USE:
EXISTING LAND USE: MEDIUM RESIDENTIAL
FUTURE LAND USE: MEDIUM RESIDENTIAL [illegible]
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL (SITE BUILT HOME)
EXISTING ZONING: A-3 (RESIDENTIAL AGRICULTURAL ESTATE)
PROPOSED ZONING: P.U.D. (PLANNED UNIT DEVELOPMENT)

[illegible]:
[illegible]

OPEN SPACE:
[illegible]
BUFFERS: 1.17 AC
OPEN SPACE: [illegible] AC
EQUESTRIAN ACTIVITY AREA: [illegible] AC
[illegible]

IMPERVIOUS:
ROADWAYS: [illegible] AC

[illegible]:
[illegible]

UTILITIES:
ELECTRIC BY: [illegible]
POTABLE WATER BY: MARION COUNTY UTILITIES, [illegible]
IRRIGATION BY: PRIVATE WELL
FIRE BY: MARION COUNTY FIRE RESCUE
SANITARY SEWER BY: MARION COUNTY UTILITIES, [illegible]
TELEPHONE BY: TO BE DETERMINED
SOLID WASTE: PRIVATE CONTRACTOR
[illegible]

BUILDING HEIGHT:
SEE TABLE 1

MINIMUM BUILDING SETBACKS:
SEE TABLE 1

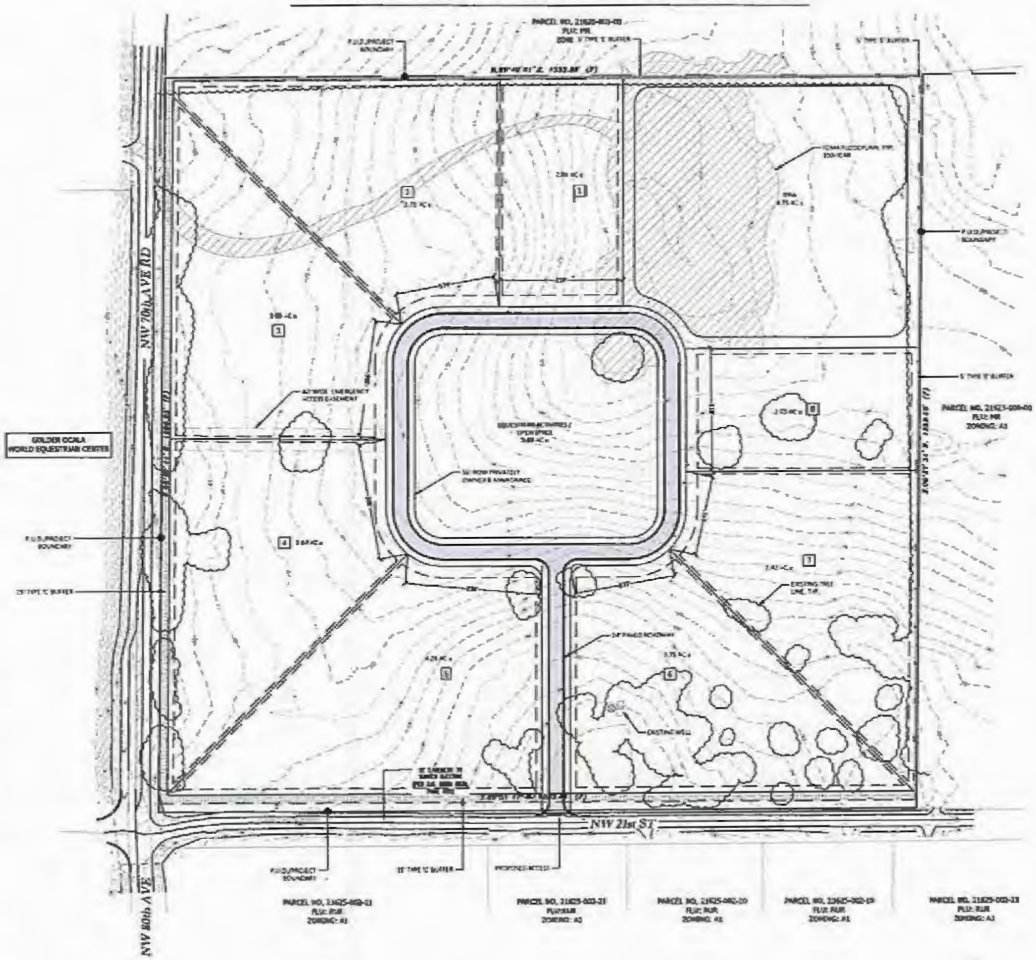
PROPOSED BUFFERS:
SEE TYPE 'C' BUFFER DETAIL
SEE TYPE 'E' BUFFER DETAIL

DENSITY:
TOTAL ALLOWABLE UNITS = [illegible]
PROPOSED DWELLING UNITS = 8 LOTS [illegible]

P.U.D. REZONING REQUIREMENTS

AT A MINIMUM, THE P.U.D. REZONING APPLICATION SHALL BE ACCOMPANIED BY A CONCEPTUAL PLAN, IN COMPLIANCE WITH DIVISION [illegible] AND THIS SECTION, ALONG WITH ACCOMPANYING DOCUMENTATION FOR REVIEW BY THE COUNTY GROWTH SERVICES DEPARTMENT AND SHALL PROVIDE DOCUMENTATION ADDRESSING THE FOLLOWING:

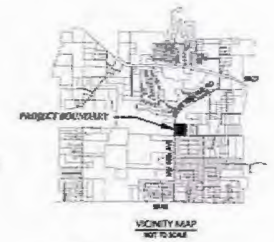
1. THE NAME OF THE PROPOSED P.U.D. SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET: SEE P.U.D. CONCEPT PLAN.
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS: SEE VICINITY MAP.
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES: SEE SURVEY.
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY: SEE SITE DATA.
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY: SEE P.U.D. CONCEPT PLAN.
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE: SEE P.U.D. CONCEPT PLAN.
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT: SEE SITE DATA.
8. A TYPICAL DRAWING OF AN INTERIOR LOT, CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, THE TYPICAL DRAWINGS WILL SHOW A STANDARD HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE: SEE TYPICAL LOT DETAILS.
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.): SEE LOT DETAILS.
10. IDENTIFY PROPOSED PHASING ON THE PLAN: PROJECT SHALL BE CONSTRUCTED IN A SINGLE PHASE.
11. IDENTIFY PROPOSED BUFFERS: SEE SITE DATA.
12. IDENTIFY ACCESS TO THE SITE: SEE P.U.D. CONCEPT PLAN.
13. PRELIMINARY BUILDING LOT TYPICAL WITH REQUIRED YARD SETBACKS AND PARKING LOT LOCATIONS: SEE TYPICAL LOT DETAILS.
PRELIMINARY SIDEWALK LOCATIONS: NONE
14. PROPOSED PARALLEL ACCESS LOCATIONS: N/A
15. SHOW 100 YEAR FLOODPLAIN ON THE SITE: SEE P.U.D. CONCEPT PLAN.
16. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION: NO R.O.W. DEDICATION PROPOSED.
17. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES: SEE P.U.D. CONCEPT PLAN.
18. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE: PRIMARY ACCESS OF CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS AND COMMON AREAS WILL BE [illegible]
19. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLETS, BUFFERING DETAILS: SEE ARCHITECTURAL STYLE.



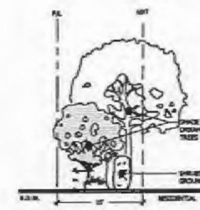
PREPARED FOR:

GOLDEN OCALA EQUESTRIAN LAND, LLC

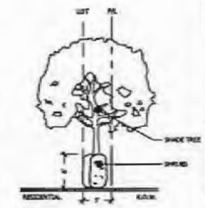
600 GILLAM ROAD
WILMINGTON, OH 45177



VICINITY MAP
NOT TO SCALE



TYPE 'C' BUFFER DETAIL
NOT TO SCALE



TYPE 'E' BUFFER DETAIL
NOT TO SCALE

BUFFERS

TYPE 'C' BUFFER: 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

TYPE 'E' BUFFER: FIVE-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

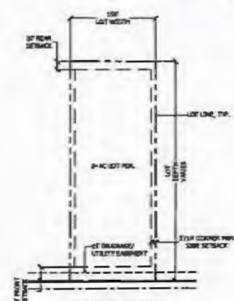
LEGEND

TYPE 'C' BUFFER

TYPE 'E' BUFFER

TABLE 1	
LOT AND BUILDING STANDARDS	
	SETBACK
FRONT	30'
REAR	20'
SIDE	5'/10'
BUILDING HEIGHT	40'

ARCHITECTURAL STYLE
NOT TO SCALE



TYPICAL LOT DETAIL
NOT TO SCALE

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave, Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #[illegible]

REVISIONS

DATE

PROPOSED P.U.D.
GOLDEN OCALA - AMENDMENT TO 200201Z
MARION COUNTY, FLORIDA

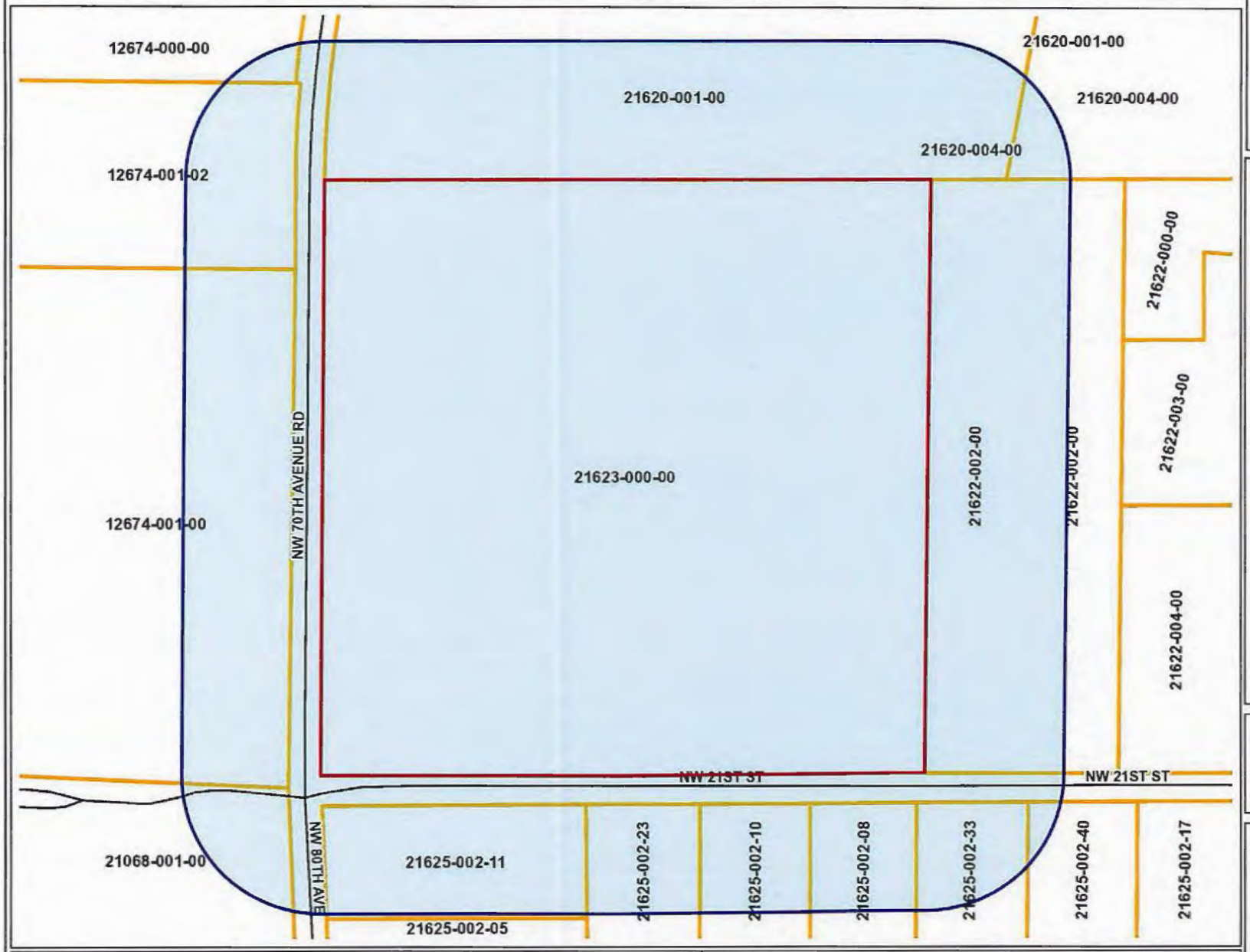
GARCIA SITE ADDITION

DATE 12/21/2020
DRAWN BY IA
CHKD. BY GH, JBA
JOB NO. 20-6122

01

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

Marion County Growth Services Viewer | 2103023 Golden Ocala Equestrian Land, LLC



Legend

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

1: 3,802

1 in = 0.06 Miles

0.1 0 0.06 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.

Notes

c/o: R. L. Roberts

Agent: Tillman & Assoc. Eng. LLC

"Garcia Site Addition"

Creation Date: 1/11/2021

GOLDEN OCALA-PROPOSED P.U.D.
AMENDMENT TO 200201Z
GARCIA SITE ADDITION

LEGAL DESCRIPTION:

PER TITLE COMMITMENT NO. 2076-4945385 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR ASSURED TITLE SERVICES, LLC, ISSUING OFFICE FILE NO. BS2020-225, BEARING A COMMITMENT DATE OF SEPTEMBER 7, 2020.

THE SW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 15 SOUTH RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT ROAD RIGHT OF WAY.

SITE DATA

PARCELS
21623-000-00
TOTAL PROJECT AREA: 39.76 ± AC.

PROJECT AREA:
RESIDENTIAL = 8 LOTS

LAND USE:

EXISTING LAND USE:	MEDIUM RESIDENTIAL
FUTURE LAND USE:	MEDIUM RESIDENTIAL (1-4 DU/AC)
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL (SITE BUILT HOME)
EXISTING ZONING:	A-3 (RESIDENTIAL AGRICULTURAL ESTATE)
PROPOSED ZONING:	P.U.D. (PLANNED UNIT DEVELOPMENT)

DRA AREA:
PROVIDED: 4.75 ± AC. (PRIVATELY OWNED AND MAINTAINED (O&M))

OPEN SPACE:
PROVIDED: 6.98 AC (INCLUDES BUFFER, OPEN SPACE, AND 25% OF DRA)
BUFFERS: 1.17 AC
OPEN SPACE: 0.83 AC
EQUESTRIAN ACTIVITY AREA : 3.49 AC
25% OF DRA: 1.19 AC

IMPERVIOUS:
ROADWAYS: 5.22 AC

MFLA:
MFLA TO BE PROVIDED ALONG WITH IMPROVEMENT PLANS / MAJOR SITE PLAN.

UTILITIES:
ELECTRIC BY: SECO ENERGY
POTABLE WATER BY: MARION COUNTY UTILITIES, PRIVATELY O&M MAINS
IRRIGATION BY: PRIVATE WELL
FIRE BY: MARION COUNTY FIRE RESCUE
SANITARY SEWER BY: MARION COUNTY UTILITIES, PRIVATELY O&M MAINS
TELEPHONE BY: TO BE DETERMINED
SOLID WASTE: PRIVATE CONTRACTOR
CONNECT TO N.W. 70TH AVE. ROAD FOR FOR WATER AND SEWER

BUILDING HEIGHT:
SEE TABLE 1

MINIMUM BUILDING SETBACKS:
SEE TABLE 1

PROPOSED BUFFERS:
SEE TYPE 'C' BUFFER DETAIL
SEE TYPE 'E' BUFFER DETAIL

DENSITY:
TOTAL ALLOWABLE UNITS = 160 UNITS (39.76 X 4 DU / AC)
PROPOSED DWELLING UNITS = 8 LOTS (1 DU / 4.97 AC)

P.U.D. REZONING REQUIREMENTS

AT A MINIMUM, THE P.U.D. REZONING APPLICATION SHALL BE ACCOMPANIED BY A CONCEPTUAL PLAN, IN COMPLIANCE WITH DIVISION 2.13 AND THIS SECTION, ALONG WITH ACCOMPANYING DOCUMENTATION FOR REVIEW BY THE COUNTY GROWTH SERVICES DEPARTMENT AND SHALL PROVIDE DOCUMENTATION ADDRESSING THE FOLLOWING:

1. THE NAME OF THE PROPOSED P.U.D. SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET: SEE P.U.D. CONCEPT PLAN.
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS: SEE VICINITY MAP.
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES: SEE SURVEY.
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY: SEE SITE DATA.
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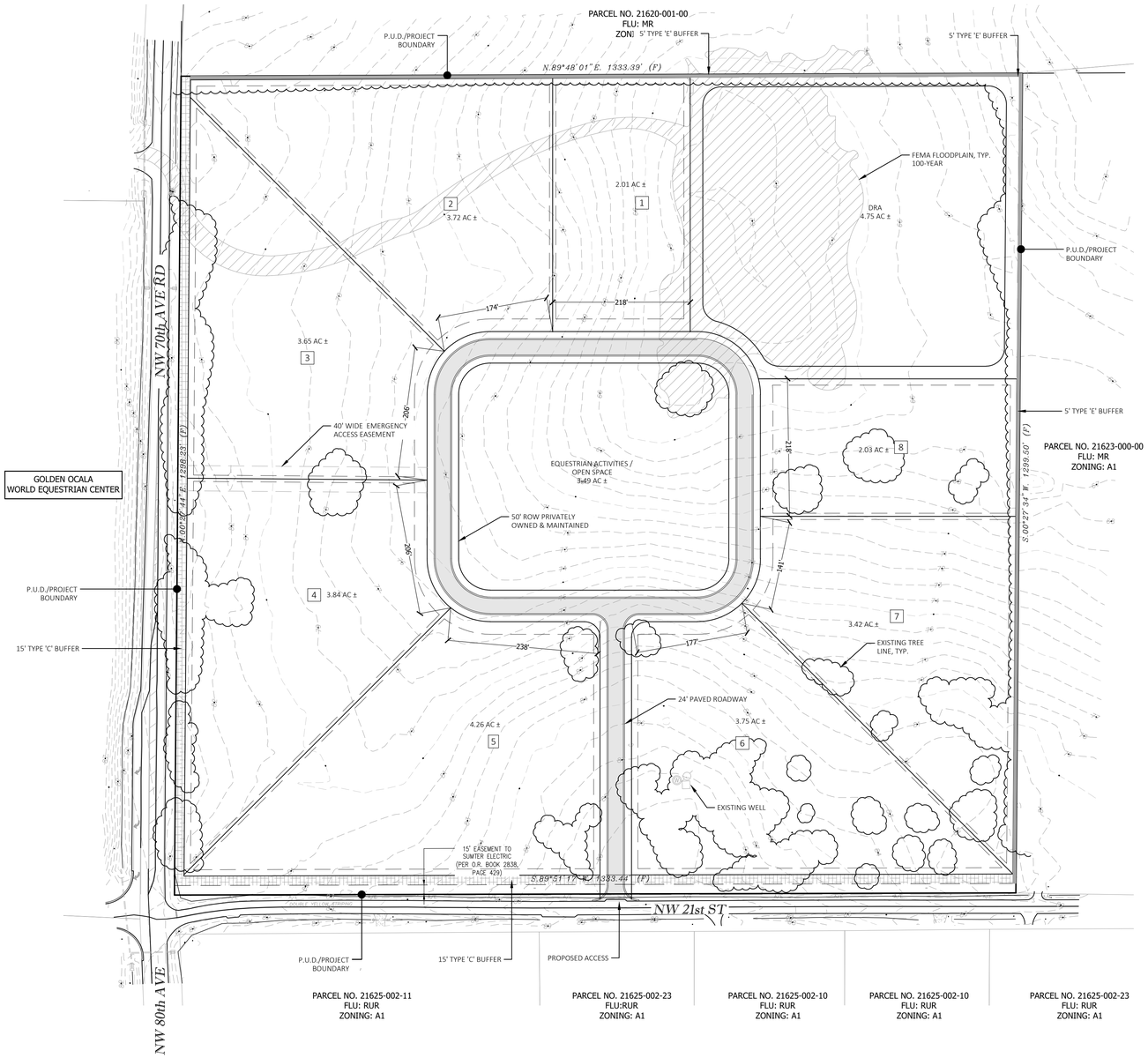
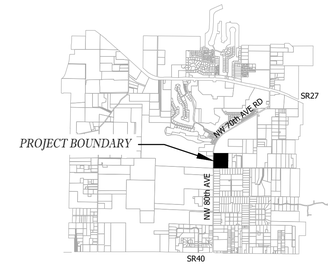
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.): SEE LOT DETAILS.
10. IDENTIFY PROPOSED PHASING ON THE PLAN: PROJECT SHALL BE CONSTRUCTED IN A SINGLE PHASE.
11. IDENTIFY PROPOSED BUFFERS: SEE SITE DATA.
12. IDENTIFY ACCESS TO THE SITE: SEE P.U.D. CONCEPT PLAN.
13. PRELIMINARY BUILDING LOT TYPICAL WITH REQUIRED YARD SETBACKS AND PARKING LOT LOCATIONS: SEE TYPICAL LOT DETAILS.

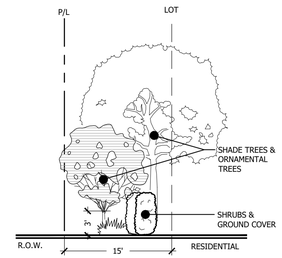
PRELIMINARY SIDEWALK LOCATIONS: NONE

14. PROPOSED PARALLEL ACCESS LOCATIONS: N/A
15. SHOW 100 YEAR FLOODPLAIN ON THE SITE: SEE P.U.D. CONCEPT PLAN.
16. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION: NO R.O.W. DEDICATION PROPOSED.
17. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES: SEE P.U.D. CONCEPT PLAN.
18. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE: PRIMARY ACCESS OF CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS AND COMMON AREAS WILL BE FROM NW 21ST ST.
19. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLETS, BUFFERING DETAILS: SEE ARCHITECTURAL STYLE.

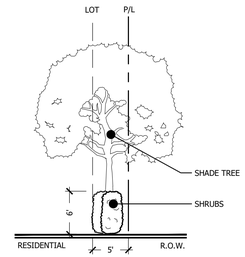




VICINITY MAP
NOT TO SCALE



TYPE 'C' BUFFER DETAIL
NOT TO SCALE



TYPE 'E' BUFFER DETAIL
NOT TO SCALE

BUFFERS

TYPE 'C' BUFFER: 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

TYPE 'E' BUFFER: FIVE-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

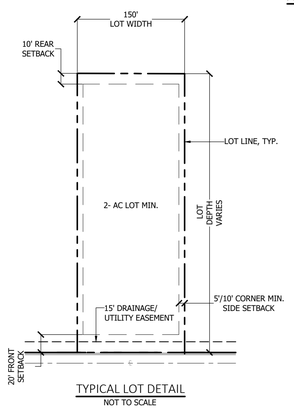
LEGEND

TYPE 'C' BUFFER

TYPE 'E' BUFFER

TABLE 1	
LOT AND BUILDING STANDARDS	
	SETBACK
FRONT	20'
REAR	10'
SIDE	5'/10'
BUILDING HEIGHT	60'

ARCHITECTURAL STYLE
NOT TO SCALE



TYPICAL LOT DETAIL
NOT TO SCALE

PREPARED FOR:

GOLDEN OCALA EQUESTRIAN LAND, LLC

600 GILLAM ROAD
WILMINGTON, OH 45177

0 100' 200'
SCALE: 1"=100'

NORTH

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

PROPOSED P.U.D.
GOLDEN OCALA - AMENDMENT TO 200201Z
MARION COUNTY, FLORIDA

GARCIA SITE ADDITION

DATE 12/21/2020
DRAWN BY JA
CHKD. BY GH, JBA
JOB NO. 20-6122

01

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2021-3132 **Agenda Date:** 5/24/2021 **Agenda No.:** 1.2.

SUBJECT:
21-S02 - 5236 Pembroke Inc. Hetram Puran, Medium Residential to Commercial, 1.38 Acres

DESCRIPTION/BACKGROUND:
21-S02 -5236 Pembroke Inc., c/o Hetram Puran, 10220 SE 139th Place, Summerfield, FL 34491, request a Land Use Change, Articles 1, 2 and 3 of the Marion County Land Development Code, from MR (Medium Residential) to COM (Commercial), on approximately 1.38 Acres, on Parcel Account Number 45113-000-00.

Marion County Planning & Zoning Commission

Date: 5/14/2021 | **P&Z: 5/24/2021 BCC: 6/15/2021**

Item Number
21-S02

Type of Application
Small Scale Amendment

Request
From: MR, Medium Residential
To: COM, Commercial

Owner/Applicant
Hetram Puran for 5236 Pembroke Inc.

Parcel #/Acreage
45113-000-00 (1.38 acres)

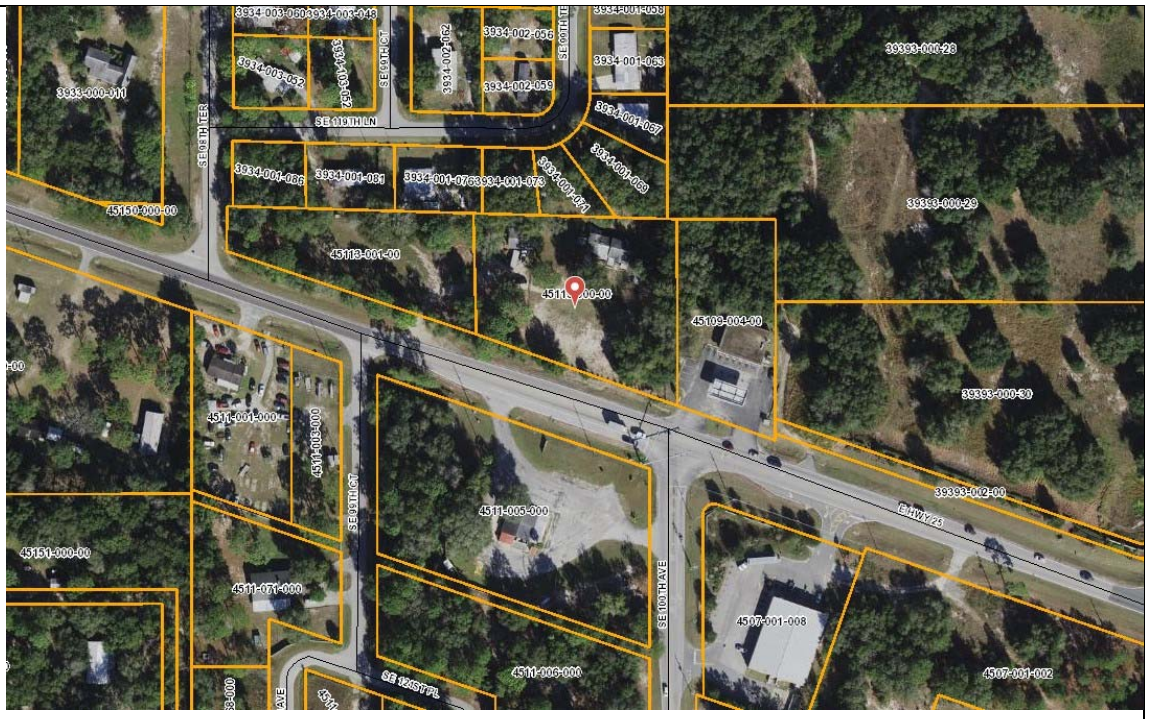
Zoning Designation: B-4, Regional Business

Existing Use:
Single-family residence

Location:
9989 E Hwy 25

Staff Recommendation
Approval

P&Z Recommendation:
TBD



RECOMMENDATIONS & HEARINGS HELD FOR THIS AMENDMENT

Action	Result
Staff Recommendation	Approval
P&Z Recommendation	TBD
BCC Adoption	TBD

Notice of Public Hearing
Property Owners within 300 feet of the subject property: 17. No written comments have been received at the time of this report's writing.

Environmental: Any listed species will be addressed with development review. The site lies in the Environmental

PROJECT INFORMATION

Request: Medium Residential (MR) to Commercial (COM)

Residential Development Potential:

Existing Designation	Proposed Designation
1 -4 dwelling units/acre	0-8 dwelling units/acre

Water/Sewer: The site is within Marion County Utilities service area, and is currently connected to central water. Currently there are no sewer lines within connection distance at this time.

Transportation: Final traffic assessments will be required at the time of development.

Project Planner
Joanna Coutu, AICP; Deputy Director, Growth Services

Code Enforcement Action: None

Sensitive Overlay Zone (ESOZ) but outside of any flood plain or identified flood prone area.		

Item Summary

Staff is recommending Approval of a land use change from Medium Residential (MR) to Commercial (COM) on approximately 1.38 acres on the north side of E. Hwy. 25 between SE 98th Ter and SE 101st Ct Road. The adjacent parcel to the east has a COM designation, while this site appears to have received an MR designation along with the residential subdivision to the north (Smith Lake Village), but is not part of that plat. The existing MR designation is not consistent with the zoning category of B-4, while the proposed designation of COM would be consistent with the B-4 category.

Background

Location

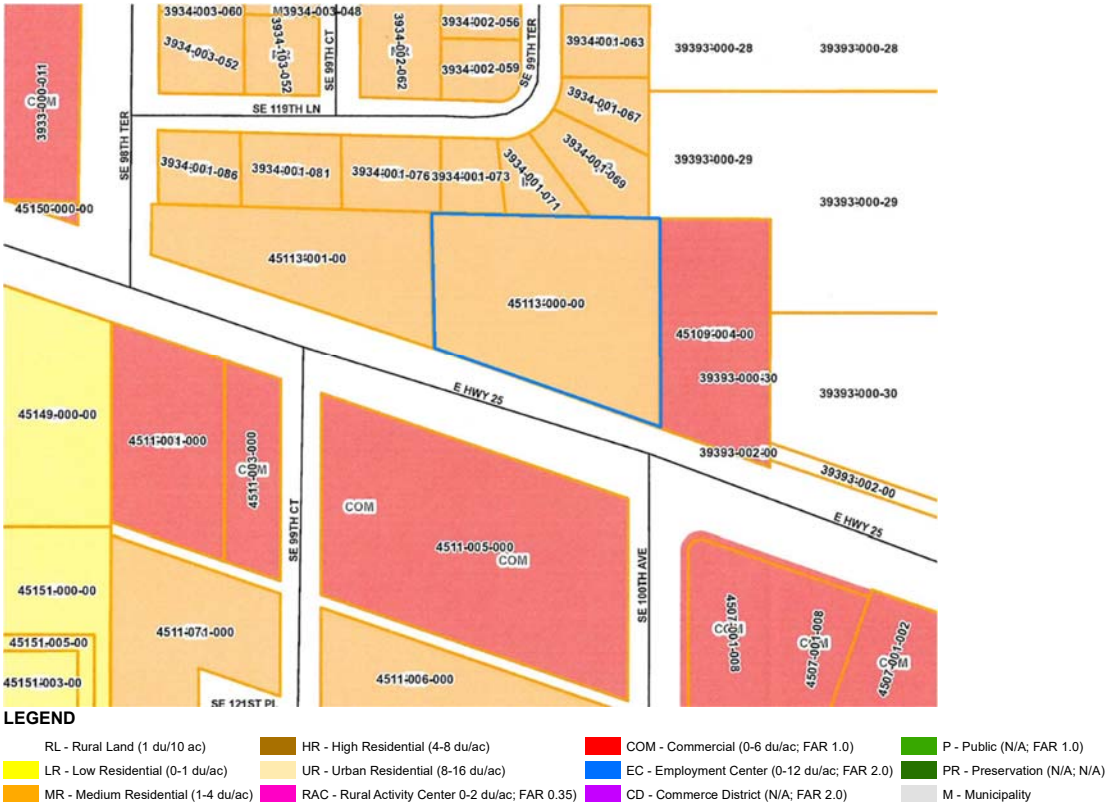
The site is located on the north side of E. Hwy. 25, just south of the residential subdivision of Smith Lake Village in the Belleview area. It is outside the Urban Growth Boundary and in the County's Secondary Springs Protection Zone. It lies in the Environmentally Sensitive Overlay Zone (ESOZ), about 1/3 mile south of Smith Lake. The zoning designation is B-4, Regional Business, which is not consistent with the existing Future Land Use designation of MR.

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

ADJACENT PROPERTY CHARACTERISITICS			
Direction	Future Land Use Designation	Zoning	Existing Use per MCPA Property Code
North	Medium Residential	R-4, Mixed Residential	00, Vacant Residential
South	Commercial	B-2, Community Business	E Hwy 25, and 11, One-Story Store
East	Commercial	B-4, Regional Business	11, One-Story Store
West	Medium Residential	B-4, Regional Business	10, Vacant Commercial

Existing Zoning Designations

Existing Land Use Designations



PLANNING DIVISION ANALYSIS – FLUM AMENDMENT

BACKGROUND/EXISTING CONDITIONS

The subject property is an unplatted site that contains a single-family residence and lies directly on E. Hwy 25. The site lies adjacent to a gas station to the east, and vacant commercial land to the west.

The site, along with the parcel to the west (45113-001-00) received a zoning change from A-1 to B-2 in 1986 (860511Z) and then from B-2 to B-4 in 1989 (890811Z). It was stated in both applications that the change was consistent with an existing bar across E. Hwy. 25, which has since been demolished and replaced with a new Dollar General store.

During a site visit, it was noted that the application site, including the adjacent parcel to the west on Hwy 25, has been cleared of trees and fenced. A tree removal permit has not been obtained as of the writing of this report, and the adjacent parcel was not included in this application request.

ANALYSIS:

The applicant is requesting a small scale land use amendment from Medium Residential (MR) to Commercial (COM) on a 1.38-acre site lying directly on E. Hwy. 25 in the Belleview Area. The site currently contains a single-family residence, and has a zoning designation of B-4. The applicant has indicated a proposed use as a used car lot, and the site (along with the adjacent parcel to the west which is not included in this application) has been recently cleared and fenced. Automobile sales are an allowable use in the existing B-4 zoning district, which conflicts with the current Medium Residential land use district generally intended for residential uses.

With a zoning designation of B-4, the existing MR future land use designation appears to have been assigned along with the adjacent residential subdivision to the north although this site is not part of that subdivision.

The application has been reviewed by the Development Review Committee (DRC), and their comments are incorporated into this report.

PUBLIC FACILTIES AND SERVICES

Environmental: According to the *Soil Survey of Marion County Area, Florida*, the site consists primarily of Candler Sand, ranging from 0 to 5% slopes with a smaller area of 5% to 12% slopes. The parcel appears to have been leveled off, so that the elevation change from 87' to approximately 97' on the elevation maps is no longer evident. Candler sands that are generally level have only slight limitations for building site development.

No significant natural features and resources are identified on the site; however, the Land Development Code design and construction requirements

will require potential impacts be addressed and accommodated with any proposed site development.

School Facilities: The COM district could allow 0-8 dwelling units/acre, while the B-4 zoning district could allow one dwelling unit per shop/store. The site currently contains one residence, and it is expected that the small number of additional dwelling units that may be pursued at this site would have a minimal impact on school facilities.

Public Safety: The site would be served by the Belleview fire station at 11941 SE 55th Avenue Rd. The nearest Marion County Sheriff's Office is about four miles away located at 13985 E. Highway 25, Ocklawaha.

Potable Water & Sanitary Sewer: Marion County Utilities Service Area. The applicant has noted that the existing residence is served by Marion County Utilities for water and has a septic tank on site as sewer lines are not within connection distance.

Stormwater/Drainage: The proposed site is not located in a FEMA flood zone. Engineering/Drainage noted that an improvement plan would be needed to address drainage for the proposed development.

Recreation: N/A. The site is proposed as a commercial use and has an existing commercial zoning designation.

Solid Waste: LOS is 6.2 pounds per person per day (Solid Waste Element, Policy 1.1.2). This amendment does not adversely impact the County's LOS for solid waste as the County has identified and arranged for short-term and long-term disposal needs, and this application will not result in a significant increase in dwelling units.

Transportation: Engineering/Traffic has advised that under medium density residential, a maximum of 5 single family homes would be allowed on this parcel. This would generate about 5 peak hour trips. A used car lot of this size would generate about the same amount of traffic. The greater concern is all the other more intense commercial uses would be allowed as well as the likelihood that the land use of the parcel to the west would also change to commercial in the future. Coordinated access is imperative given the spacing from a signalized intersection and the location along a County maintained collector roadway. The driveway will need to be located near the western property line to allow for better spacing and easy shared use with the parcel to the west. A 24' wide paved cross access easement stretching from the eastern property line to the western property line will also be required; however, the provided concept plan doesn't seem to allow for this.

ROADWAY STATUS AND CONDITIONS

Road	Class	Maint. Entity	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
E Hwy 25	Collector	County	Paved	2	100'	20'

If approved, development proposals associated with this application will be subject to review and approval under the County's Land Development Code including a detailed Traffic Impact Analysis and a concurrency review.

STAFF RECOMMENDATION:

Growth Services recommends **Approval** of **CPA 21-S02** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area, as well as the existing zoning designation.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

PLANNING & ZONING COMMISSION RECOMMENDATION – May 24, 2021

The Planning & Zoning Commission recommends _____of **CPA 21-S02** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area, as well as the existing zoning designation.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

BOARD OF COUNTY COMMISSIONERS – ADOPTION – June 15, 2021:

The Board of County Commissioners acted to _____ **CPA 21-S02** on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area, as well as the existing zoning designation.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

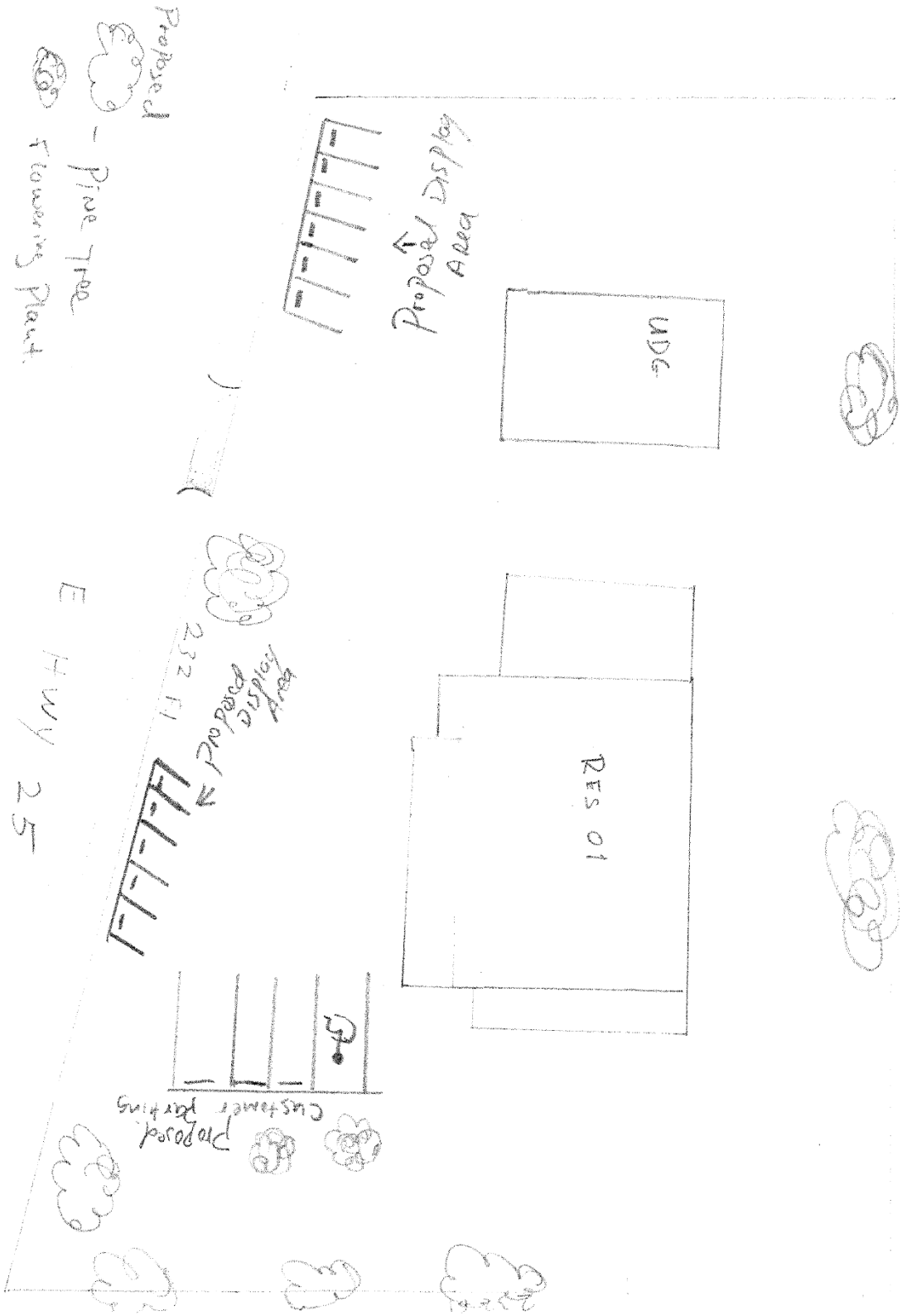
Area of site with existing residence

Adjacent gas station to east side of site on Hwy 25

View looking east to site from SE 98th Terrace – nearest lot in picture was not included in this land use application

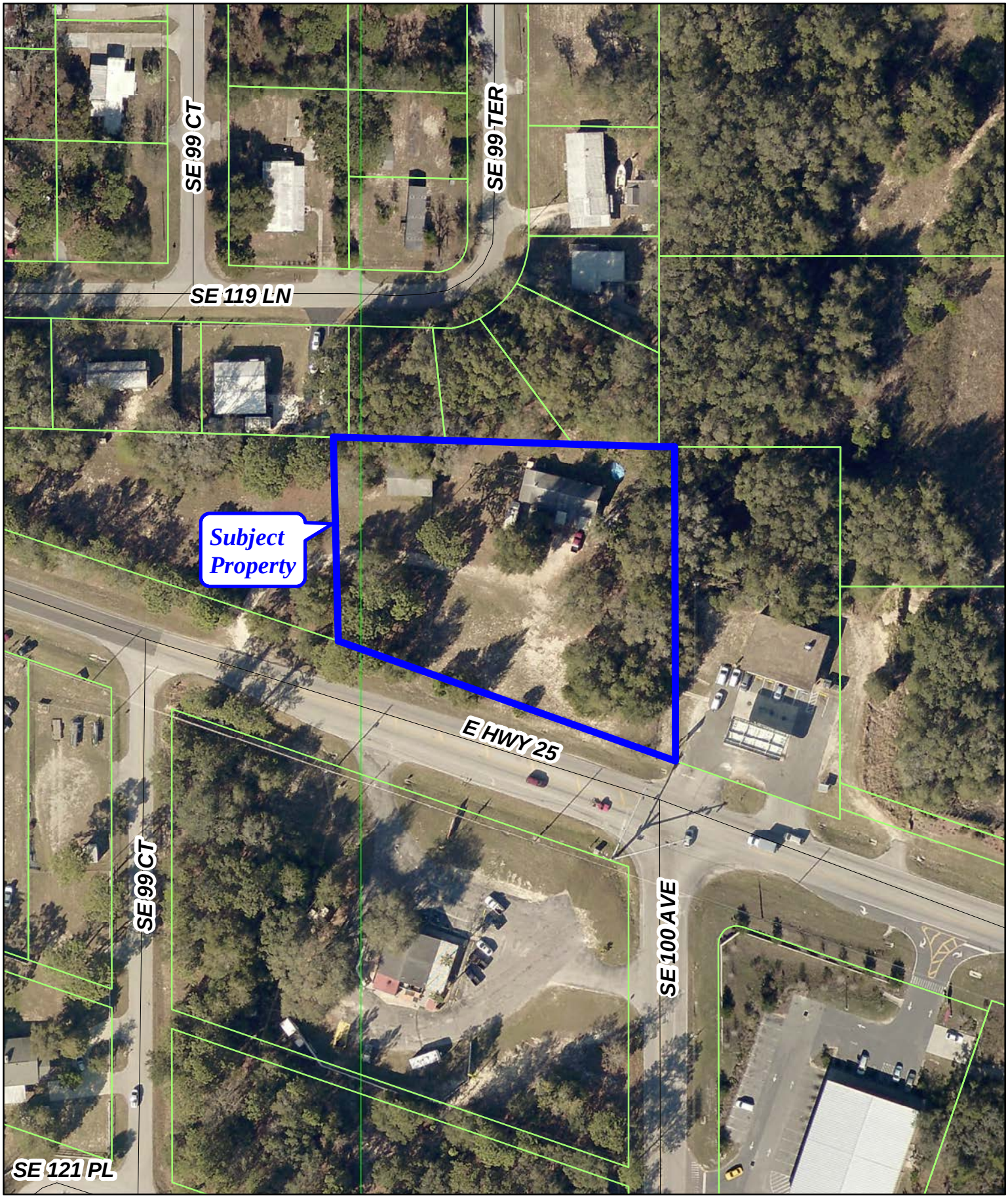
Dollar General store on opposite side of Hwy. 25

View of site, including existing residence, from rear residential subdivision on SE 119th Ln



The applicant provided this proposed site plan for the site.

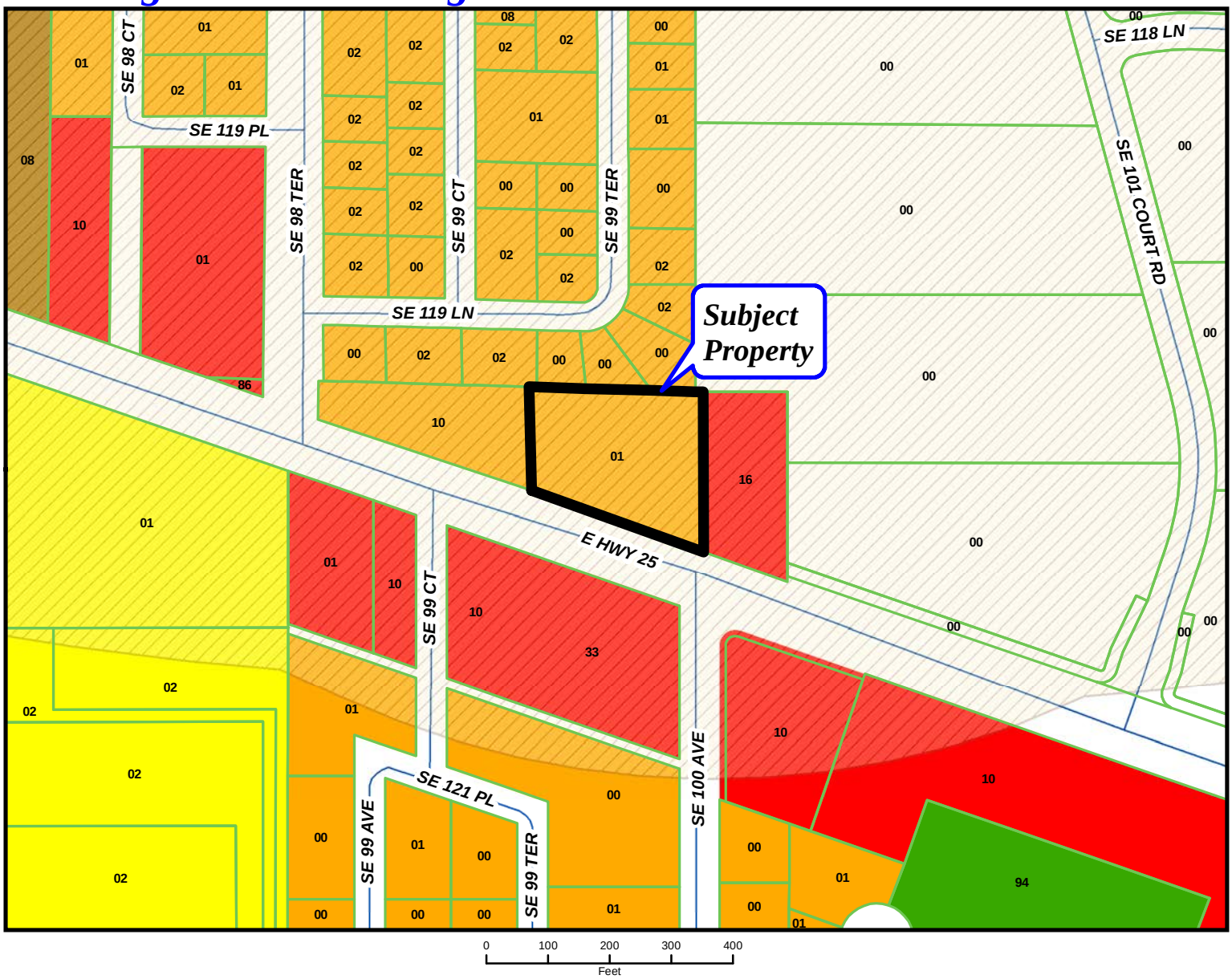
Aerial: 21-S02



N

0 75 150 225 300
Feet

Existing Land Use Designation 21-S02



Use per MC Property Appraiser	
01	Single Family Res
50-69/99	Agricultural
00/10/40/70	Vacant
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

OWNER: 5236 Pembroke, Inc.

AGENT: Hetram and Eshwerdatt Puran

PARCEL(S): 45113-000-00

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
- **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

21-S02

AR#: 26541

PA#: 45113-000-00

Marion County
Board of County Commissioners

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

Revised 01/09/2020

MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS

Staff Use Only: **Case #** 21- S02

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _____ **TEXT AMENDMENT** _____	**SMALL-SCALE MAP AMENDMENT** ✓ **TEXT AMENDMENT** _____ *(Text amendment must be associated with submitted small-scale map amendment)*

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
2) Copy of the most recent deed covering the property included within the proposed amendment.
3) Notarized owner affidavit(s) – see third page of this form.
4) Application fee – cash or check made payable to "Marion County Board of County Commissioners."
5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
45113-000-00	03-17-23	1.38	Med.	Comm.
		B-4		

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
5236 PEMBROKE INC 10220 SE 139 PL Summerfield FL 34491 786 3677024 / 786 236 0214	Hetram PURAN Eshwerdatt Puran

Staff Use Only: Application Complete – Yes Received: Date 4/2/21 Time 2:00 a.m. (p.m.) **Page 1 of 3**

AR 26541

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES ✓ NO ____
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

EXISTING USE OF SITE:

Residential

PROPOSED USE OF SITE (IF KNOWN):

Used car lot, commercial

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

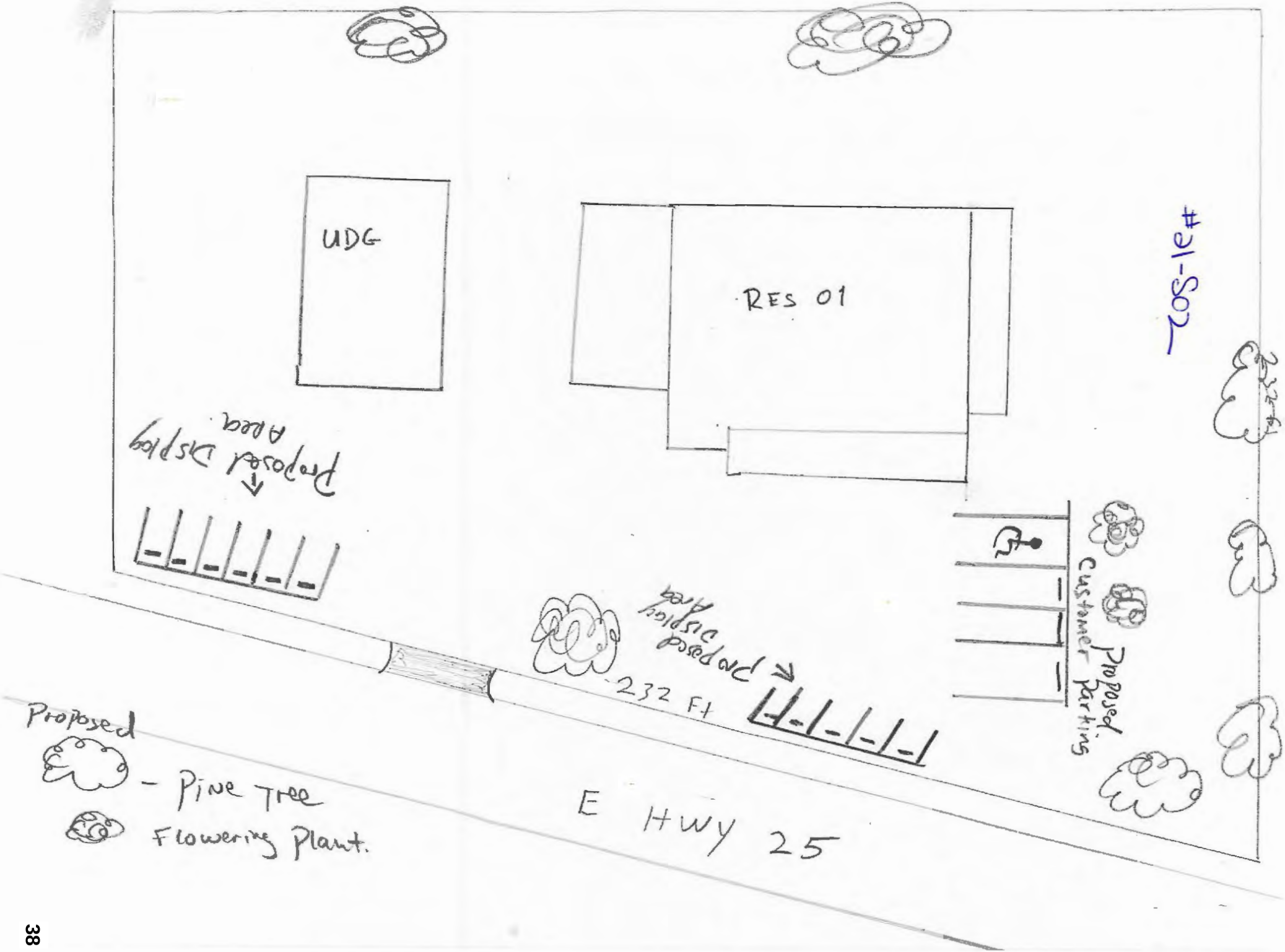
Well ____ **Centralized water** ✓ **Provider** Marion County

Septic ✓ **Centralized sewer** ____ **Provider** ____

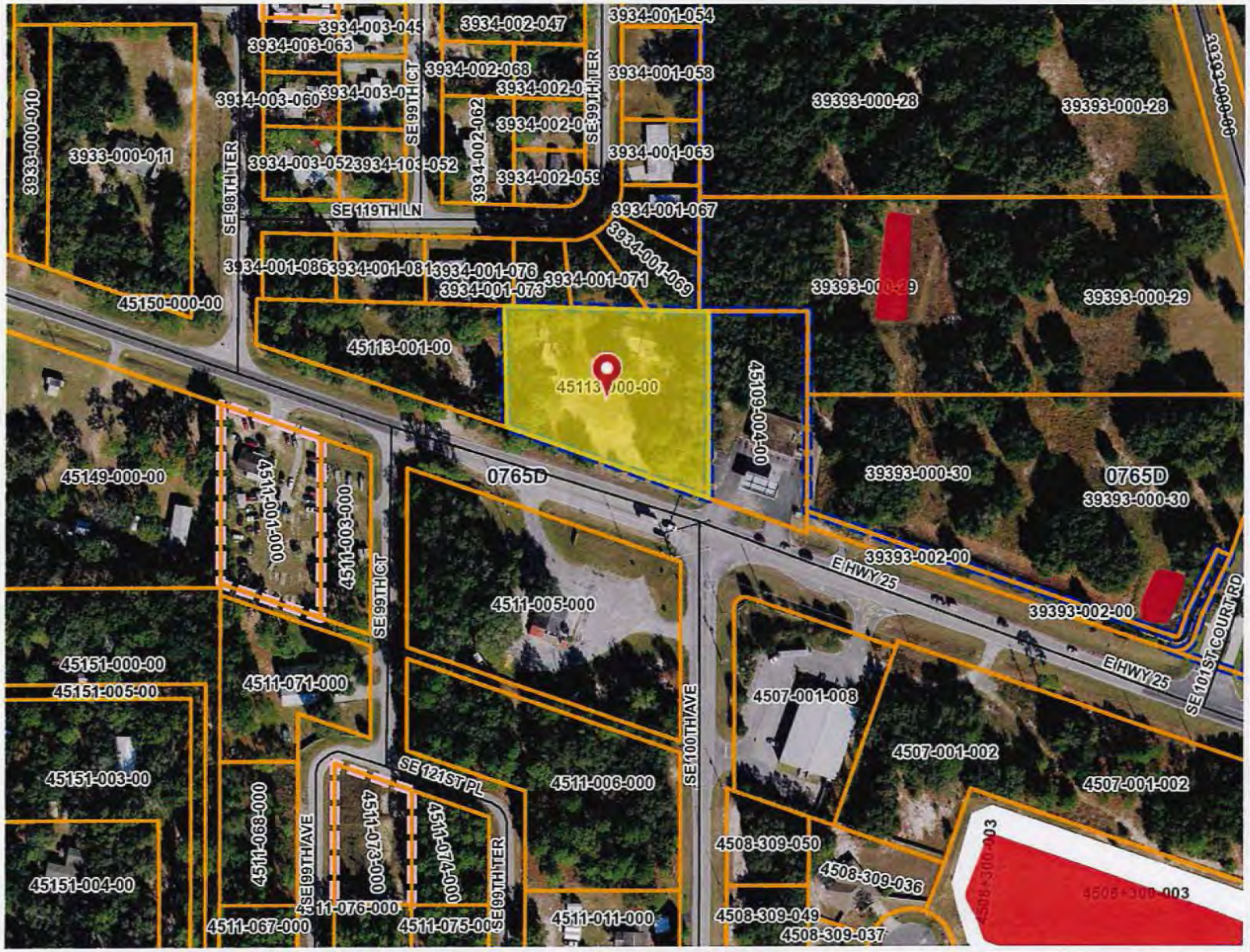
DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Take Hwy 40 to Baseline RD make Right
Get to Hwy 25 make Left

Situa: 9989 E. Hwy 25, Belleview, Fl.


#31-502
UDG
RES 01
Proposed Display Area
Proposed Display Area
Proposed Customer Parking
232 Ft
E Hwy 25
Proposed
- Pine Tree
Flowering Plant.

Marion County | Growth Services Viewer | Map Title #21-802



Legend

- Urban Growth Boundary
- Prescriptive_Roads
- Judgement_Roads
- Address Search Results
- Streets
- Special Flood Hazard Areas - Chance Flood
  - A - No Base Flood Elevation Deterr
  - AE - Base Flood Elevation Determi
  - AH - Area of Ponding 1-3 ft
- Other Areas
  - X - 0.2% Annual Chance Flood
  - X - 1% Annual Chance Flood Less
  - X - Areas Outside 0.2% Annual Ch
- 2008 FIRM Panel
- Transitional Flood Prone Areas
- Flood Prone Areas
- Parcels

1: 2,487

1 in = 0.04 Miles

N W E S

Notes

Creation Date: 4/2/2021

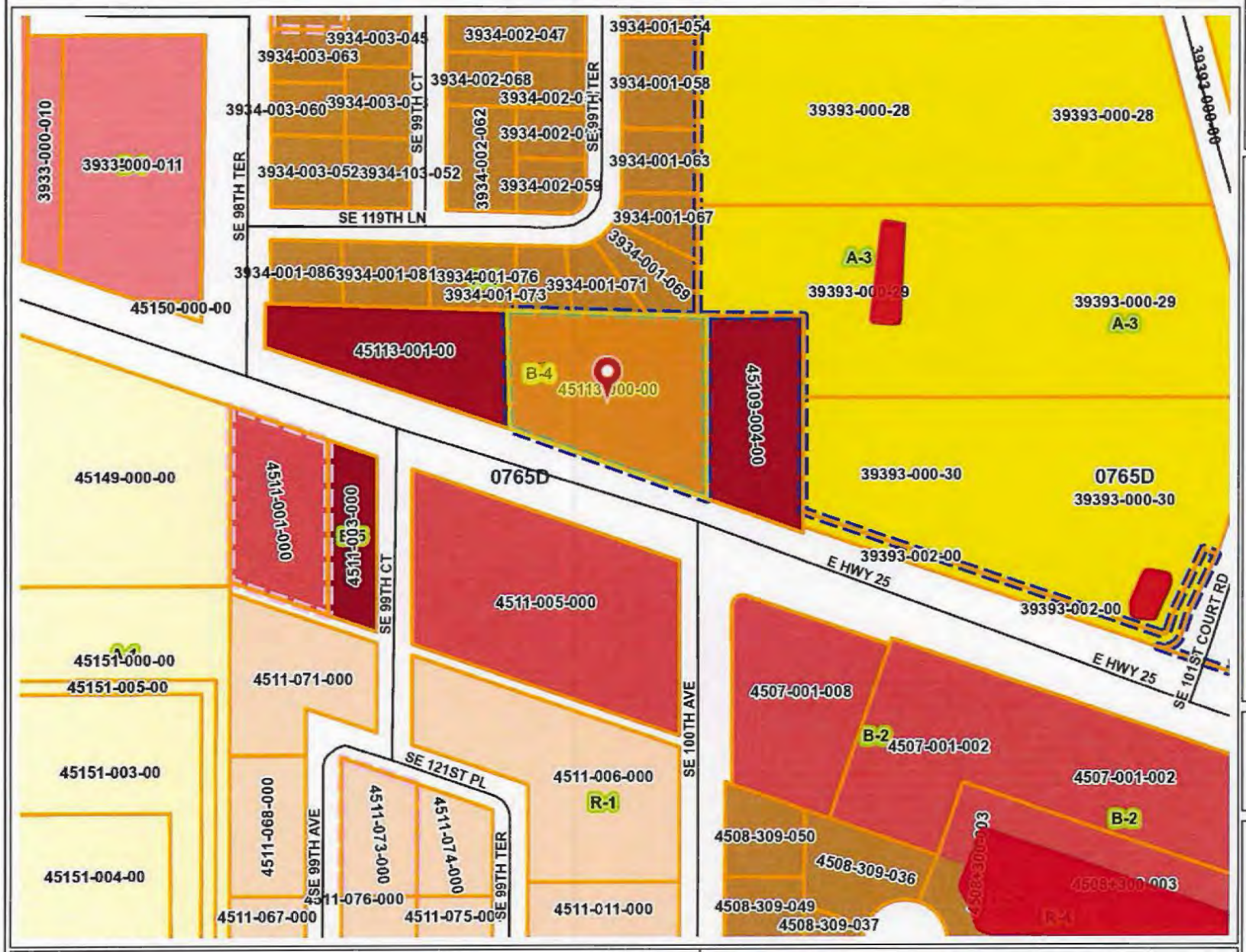
0.1 0 0.04 0.1 Miles

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.

Marion County | Growth Services Viewer | Map Title



Legend

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N W E S

Notes

Creation Date: 4/2/2021

0.1 0 0.04 0.1 Miles

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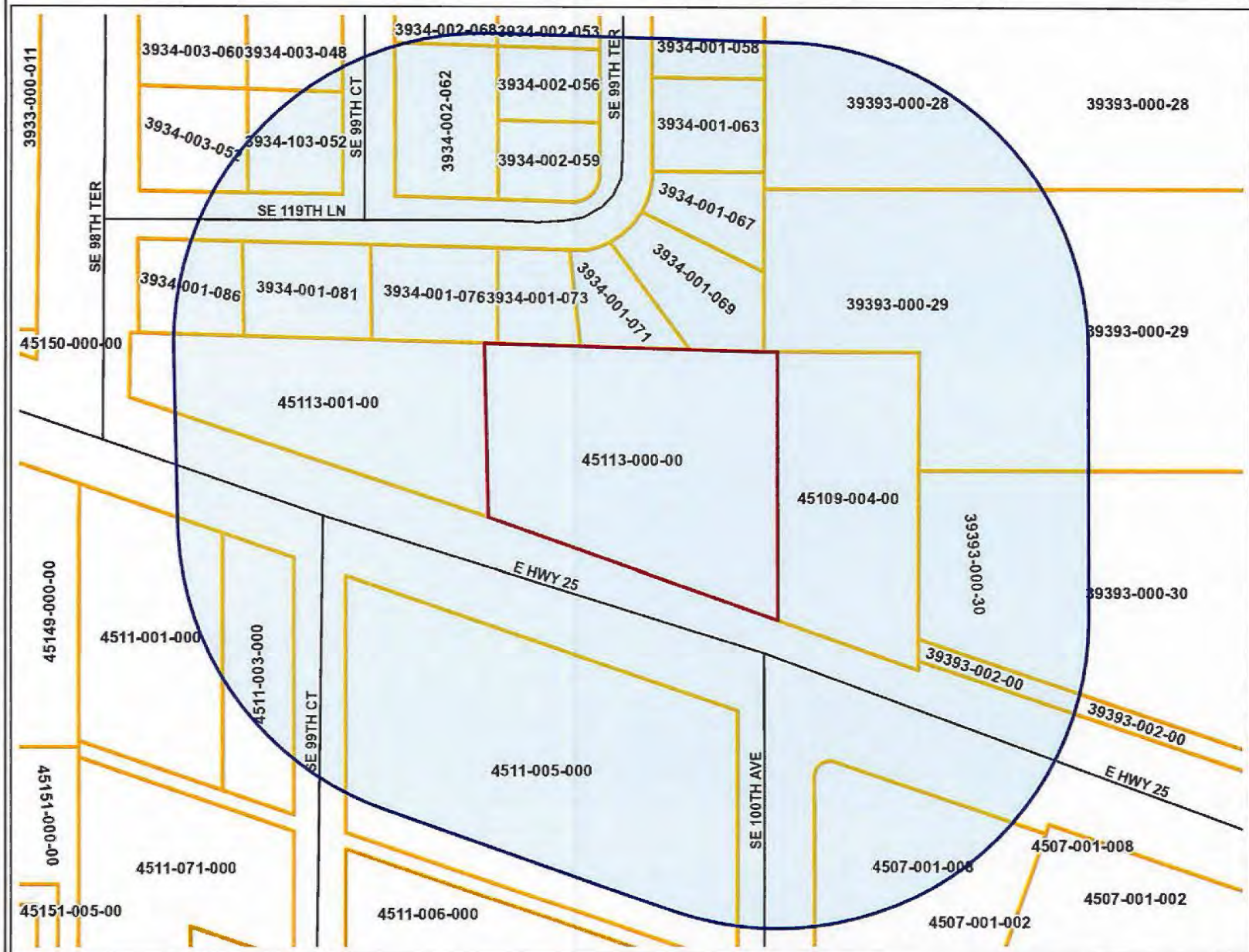
Marion County Growth Services Viewer

21-S02 - 5236 PEMBROKE, INC.



Legend

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

1: 1,715

1 in = 0.03 Miles

N W E S

Notes

AGENT: HETRAM PURAN and ESHWERDATT PURAN

Creation Date: 4/5/2021

0.1 0 0.03 0.1 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

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Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2021-3133 **Agenda Date:** 5/24/2021 **Agenda No.:** 1.3.

SUBJECT:
210601SU - Greene Stone Investments, LLC. William Greene Sr., Special Use Permit in B-2, .92 Acres

DESCRIPTION/BACKGROUND:
210601SU - Greene Stone Investments, LLC, c/o William B. Greene, Sr., PO Box 188, Fort McCoy, FL 32134, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to have thirty-four (34) ducks and one (1) goose, in a B-2 (Community Business) zone, on approximately .92 Acres, on Parcel Account Number 1168-000-007.

MARION COUNTY GROWTH SERVICES

5/14/2021 | **P&Z: 5/24/2021 BCC: 6/15/2021**

Item Number
20210601SU
[AR# 26560]

Type of Application:
Special Use Permit (SUP)

Proposed Use:
34 Ducks and One (2) Goose

Future Land Use:
Commercial

Zoning:
B-2 (Community Business)

Parcel #/Acreage:
1168-000-007/±0.92 acres by Appraiser's Office

Location: 13015 NE 250th Court (Salt Springs Community)

Existing Use:
Manufactured home residence (2003/720 SF)

Owner: Green Stone Investments, LLC; W.B. Greene, Sr.

Applicant(s): Richard L. Smith & Therese J. Adams

Staff Recommendation:
Approval with Conditions

P&Z Recommendation:
TBD

Project Planner
Christopher Rison, Senior Planner

Code Enforcement Action: Open code case for the ducks and goose; this SUP is requested to resolve the active case. Officer initiated following similar identified case on

Item Summary

Staff is recommending **APPROVAL WITH CONDITIONS** for a Special Use Permit (SUP) Application, submitted pursuant to Section 2.8.1 of the Marion County Land Development Code (LDC), to retain 34 ducks and one goose on the B-2 (Community Business) zoned portion of a ±0.92 acre site. This application has been submitted in order to resolve Code Enforcement Case No. 844744.

Public Notice

Notice of public hearing was mailed to twenty-six (26) property owners within 300 feet of the overall subject property.

Location

The site is located at 13015 NE 250th Court in the Kerrshores Subdivision (UNR) in the Salt Springs Community, on the east side of NE 250th Court, ±300' north of NE Hwy 314. A petition signed by multiple parties has been submitted in support of the request.

Background/Request

The site's future land use is Commercial and the zoning is B-2 (Community Business). The site includes an occupied single-wide manufactured home (720 sq. ft.). The applicants are the occupants of the residence that is now under corporate ownership. The applicant's Special Use Permit Application material and Findings of Facts submitted note that the occupants have provided care and food for the ducks and now one goose residing on the property, including providing shelter, but the birds are permitted to roam and come and go as they desire. The owner notes the site is fenced and the fencing is intended to discourage the birds from accessing the street area where some were hit by vehicles in the past and to discourage gators from surrounding water bodies from coming on to the property in pursuit of the birds.

residential property elsewhere in the same subdivision.

Structure History:
Property appraiser indicates a mobile home was historically established on the site in 1969. Zoning information indicates newer mobile home replacement was authorized by Special Exception 10-88-02, and it was replaced again in 2003 (based on right to replacement - BP# 2003030092.)

Policy 2.1.22: Commercial (COM)
This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).

The surrounding future land use designations, zoning, and uses are listed in the following table:

TABLE 1. ADJACENT PROPERTY CHARACTERISITICS

Direction	FLUM Designation	Zoning	Existing Use per Appraiser Property Code
N	Commercial	B-2 (Community Business)	MH Residence (2005:1,616 SF)
S	Commercial	B-2 (Community Business)	Sportsman's Lodge & Store, Cabins & Residence w/SUP for horse (180306SU/18-R-106)
E	Commercial	B-2 (Community Business)	Salt Springs Hardware
W-N	Medium Res.	R-4 (Mixed Use Residential)	MH Residence (1971:684 SF)
W-S	Commercial	B-2 (Community Business)	Bass Champions Restaurant and Cottages/Cabins w/SUP for outdoor sales (190404SU/19-R-119)

No buffering is proposed as the site will remain in its current form that includes significant trees with its continuing residential use. The Sportsman's Lodge & Store complex to the south is surrounded by its own 6-foot privacy fence. Staff notes the fence across the site's frontage is a mix of wire fencing with a ±2-foot section of privacy fencing added along the top (photos 1 & 2) for that part north of the south gate while the south section is just wire, and both gates include wire fencing mounted on the gate. A series of "pools" are provided with tarp covered "pens" along the site's south boundary (photos 5-7); the applicant verbally noted the pens are open during the day allowing the birds to come and go from the pens and site, but the applicant closes the pens in the evening which is accepted by the birds as it provides security to them.

1.

2.

3.

4.

5.

6.

7.

In discussion with County staff, Florida Fish and Wildlife Conservation Commission (FWC) staff noted that the feeding of general waterfowl (ducks and geese) is not prohibited or regulated. Seven of the ducks are Pekin ducks (white with yellow/orange bills) that are generally flightless. The remaining are Muscovy ducks that are considered non-native, but are found in Florida due to migration, etc. and as with other animals are attracted to ready food sources. If Muscovy ducks are captive (caged/controlled and/or wings “clipped”) then they may not be released, however if they remain in an area but may freely roam and come and go as they please, they are not considered captive as is the case with this site. The applicant verbally noted as well that any eggs produced are currently discarded as no additional ducks are desired by the applicant. Staff notes the feeding, pools, and fencing/pens create a “hosting” environment that supports the continued presence of the Muscovy ducks in particular.

The applicants have indicated that each is “in recovery” and that their son is special needs, however no documentation or request for an emotional support animal accompanied this application. The applicants have indicated that initially fewer birds were present, but they multiplied as food was made available to them and continued to remain on the site.

Infrastructure
The site is an existing residence in Kerrshores and its use will not formally change under this application so no increase in traffic is expected.

TABLE 2: ROADWAY STATUS AND CONDITIONS						
			Existing Conditions			
Road	Class	Maint.	Surface	No. Lanes	R/W Width	R/W Deficiency
NE 250th Court	Subdivision Local	County	Unpaved		±40'	±20'
NE Hwy 314	Collector	County	Paved	2	±100'	±20'

The site lies in the Salt Springs Community general "urban area" outside the Urban Growth Boundary, and Marion County Utilities does not have any facilities within connection distance to the site. As such, the site receives potable water and sanitary sewer service from existing on-site facilities.

TABLE 3: UTILITY SERVICES	
Utility	*Service Area*
Water	On-site private potable water service
Sewer	On-site private sanitary sewer services

Analysis
In reaching its decision, the Commission must address the following:

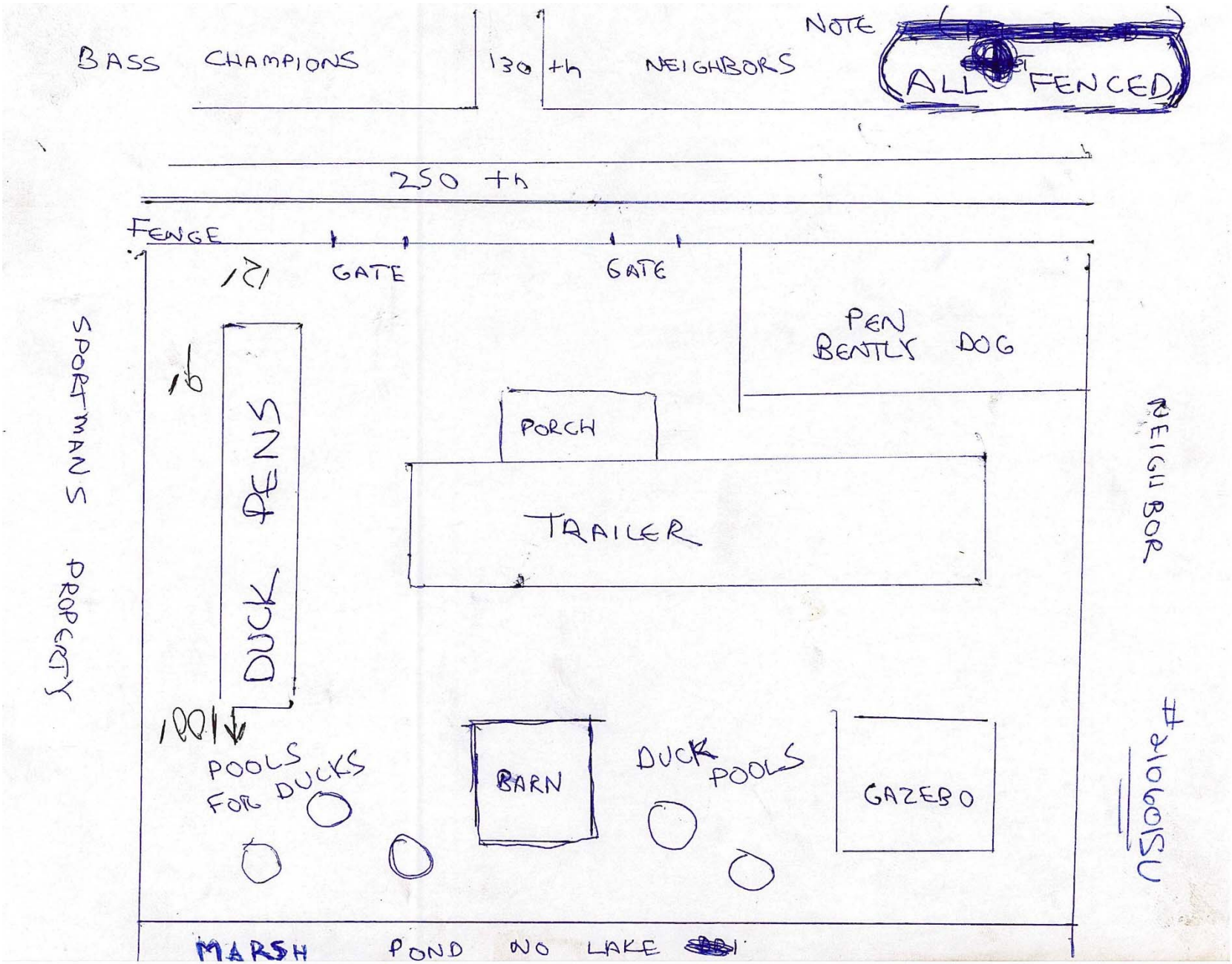
1. **Granting the proposed use will not adversely affect the public interest.** The site is a private residence that includes part of an existing waterbody shared with adjoining properties. Other water bodies surround the area which is within the overall Ocala National Forest where wildlife is readily available. The ducks/goose are totally restrained on the site, however the continuing feeding does support their remaining in place. The fencing provided discourages the ducks/goose from accessing the adjoining roadway and other animals from seeking out the ducks/goose. As such, the site will generally remain in its current state, and t*he proposed use, as recommended, will not adversely affect the public interest.*

2. **The proposed Special Use Permit is consistent with the current Comprehensive Plan.** The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates the site as Commercial, however the existing residence is eligible to remain in place and continue to be occupied. *The proposed use, as recommended, is consistent with the Comprehensive Plan*.

3. **The proposed use is compatible with land uses in the surrounding area.** The existing site fencing and "pens" currently accommodate the existing birds requested for keeping. Staff recommends that no increases in "pens" be authorized and no further improvements to "enclose, capture, or cage" the birds be provided. The birds shall continue to be readily able to arrive and depart from the property over the existing fencing that may remain in place for the prior reasons noted. T*he proposed use, as recommended, will be compatible with the surrounding area.*

	Staff Recommendation: APPROVAL WITH CONDITIONS: 1. The keeping and/or accommodating a maximum of fifteen (15) ducks and one (1) goose shall be conducted consistent with the applicant's Special Use Permit (SUP) Application, the plans referenced herein, and the conditions as provided in this SUP. 2. The site access gates shall be maintained at their current height and not increased in height to match the existing fencing running along NE 250th Court. 3. The fencing along NE 250th Court may remain in its current form (wire below, privacy fencing above) and shall not be increased in height or converted in to full privacy fencing. 4. No additional bird pens or covered shelters for birds shall be provided on site other than those indicated on the concept plan (and reflected in the accompanying site photos). 5. This Special Use Permit shall run with the tenants (Richard L. Smith and Therese J. Adams) who shall reside on the site and not the property and/or property owner. In the event one of the tenants no longer resides on-site, the Special Use Permit may then be held by the remaining tenant residing on the site. Upon both tenants no longer residing on site, the Special Use Permit shall terminate. 6. This Special Use Permit shall expire on June 15, 2024 (three years); however, it may be renewed administratively by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), for a period of up to five (5) years a total of four times for a cumulative total of 20 additional years, unless: a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit, b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

CONCEPT PLAN

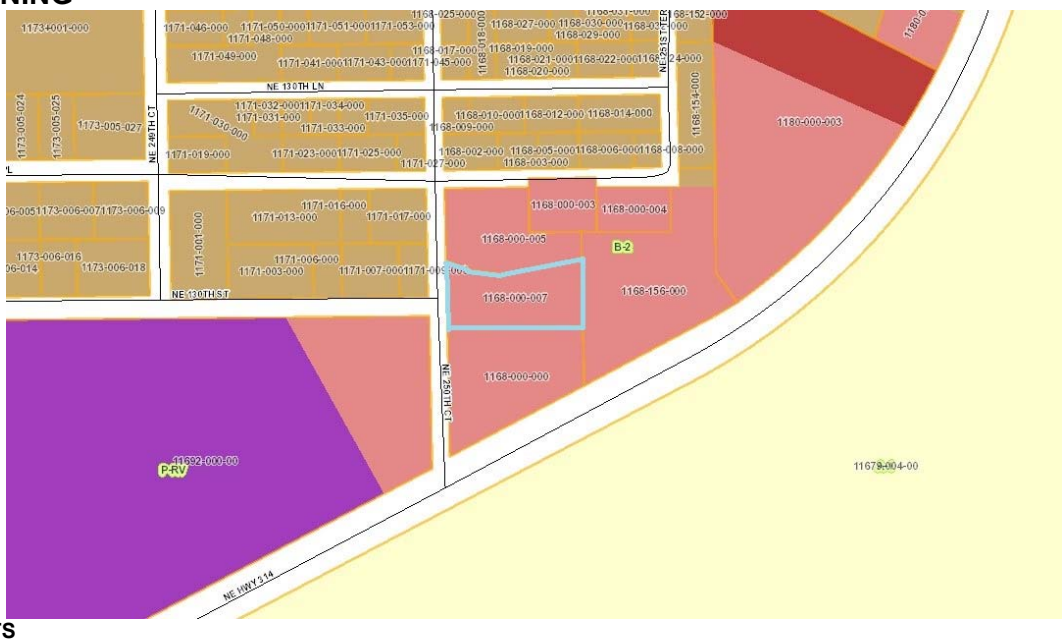


EXISTING FUTURE LAND USE DESIGNATION

LEGEND

- RL - Rural Land (1 du/10 ac)
- LR - Low Residential (0-1 du/ac)
- MR - Medium Residential (1-4 du/ac)
- HR - High Residential (4-8 du/ac)
- UR - Urban Residential (8-16 du/ac)
- RAC - Rural Activity Center 0-2 du/ac; FAR 0.35)
- COM - Commercial (0-6 du/ac; FAR 1.0)
- EC - Employment Center (0-12 du/ac; FAR 2.0)
- CD - Commerce District (N/A; FAR 2.0)
- P - Public (N/A; FAR 1.0)
- PR - Preservation (N/A; N/A)
- M - Municipality

EXISTING ZONING



ZONING DISTRICTS

- A-1 General Agriculture
- A-2 Improved Agriculture
- A-3 Residential Agricultural Estate
- RR-1 Rural Residential
- R-E Residential Estate
- R-1 Single-Family Dwelling
- R-2 One-and Two-Famiy Dwelling
- R-3 Multiple Family Dwelling
- R-4 Residential Mixed Use
- MH Manufactured Housing
- P-MH Mobile Home Park
- P-RV Recreational Vehicle Park
- RR Recreational Resort
- RAC Rural Activity Center
- R-O Residential Office
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Specialty Business
- B-4 Regional Business
- B-5 Heavy Business
- RC-1 Rural Commercial
- RI Rural Industrial
- M-1 Light Industrial
- M-2 Heavy Industrial
- I-C Industrial Complex
- G-U Government Use
- R-PUD Residential Planned Unit Development
- PUD Planned Unit Development

EXISTING PROPERTY USES PER MCPA PROPERTY CODE

Vacant Res	MFR	Commercial	RuralBldgSite	Private Institutional	Utility	Water/submerged
SFR	Group Living Qrtrs	Vacant Industrial	Ag Production	Goverment Institution	R/W	Mining
MHR	Vacant Com	Industrial	Vacant Institutional	Military	Recreation/Park/Forest	Sewage/Waste/Barrow
						Acreage Non-classified

EXPANDED AERIALS

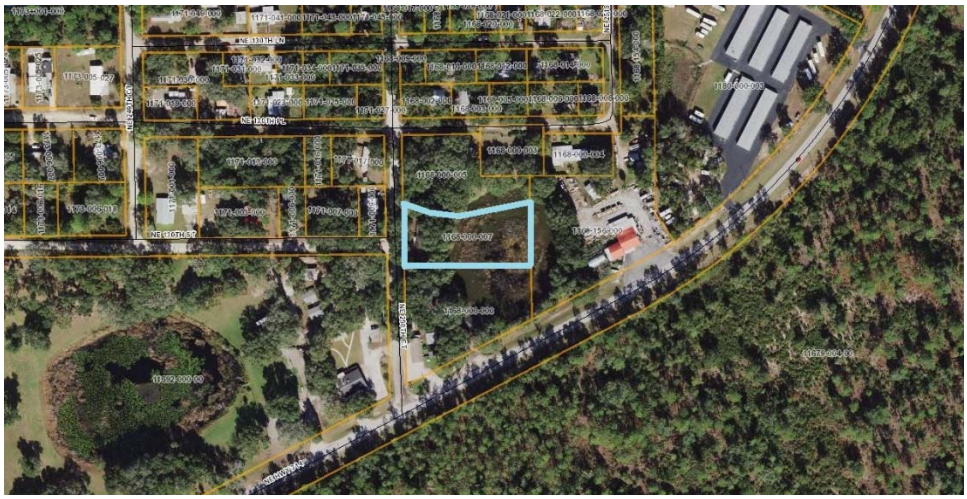


TABLE A: CURRENT MARION COUNTY LAND DEVELOPMENT CODE BUFFER REQUIREMENTS (PROVIDED FOR REFERENCE)								
		EXISTING USE or PERMITTED USE BY ZONING						
		AG	SFR	MF	COM	IND	PUB	ROW
PROPOSED USE	AG	-	-	-	-	-	-	-
	SFR	E	-	C	A	B	C	C
	MF	E	A	-	A	B	C	C
	COM	D	B	B	-	B	C	C
	IND	B	B	B	B	-	B	D
	PUB	E	B	C	C	C	-	C

TABLE B: CURRENT MARION COUNTY LAND DEVELOPMENT CODE BUFFER STANDARDS (PROVIDED FOR REFERENCE)								
TYPE	Minimum Width (FT)	Wall (Fence)	Shade Trees*	Accent-Ornament Trees*	Shrubs Required*	Ground-cover Required	Shrubs & Ground-cover (min %)**	Turfgrass
A	30	N	3	5	Y	Y	50	Y
B	20	Y	2	3	Y	Y	50	Y
C	15	N	2	3	Y	Y	50	Y
D	15	Y	2	3	Y	Y	25	Y
E	5	N	4	0	Y***	Prohibited	n/a	Prohibited

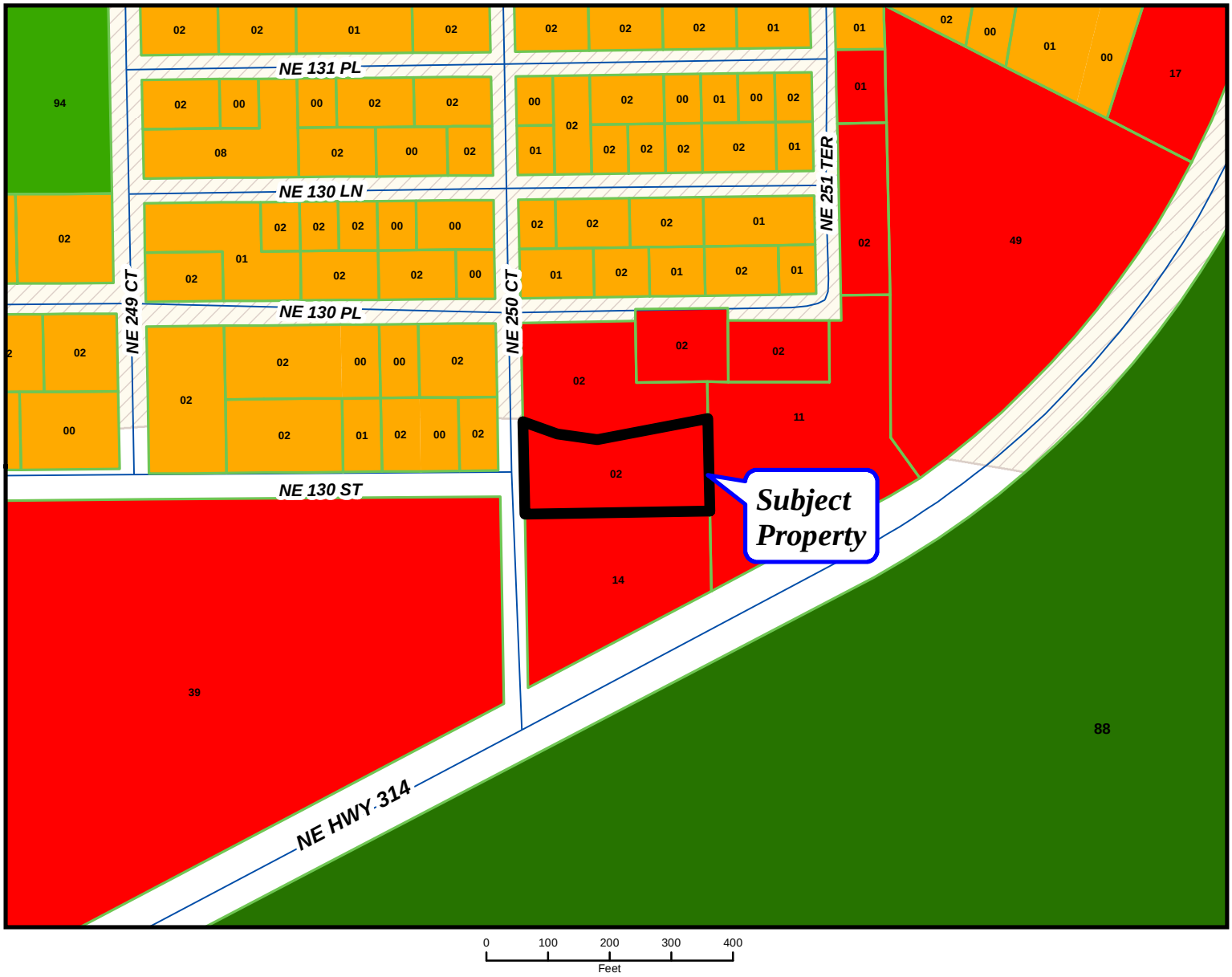
*Plantings are per 100 Linear Feet.
Buffers including walls require placing the landscaping on the "public view" or exterior side of the wall [LDC Section 6.8.6.L(1)(c)].
** To achieve a minimum 3' in height within one year.
***Type E Buffer requires continuous double-staggered hedgerow and prohibits groundcover and turfgrass within the buffer.
Buffers including walls require placing the landscaping on the "public view" or exterior side of the wall [LDC Section 6.8.6.L(1)(c)].

Aerial: 210601SU

N

0 75 150 225 300
Feet

Existing Land Use Designation 210601SU



Use per MC Property Appraiser	
01	Single Family Res
50-69/99	Agricultural
00/10/40/70	Vacant
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

OWNER: **Greens Stone Investments, LLC - William B. Greene, Sr.**

AGENT: **Richard Smith and Therese Adams**

PARCEL(S): **1168-000-007**

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.

N

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

#210601SU
AR# 26560
PA#: 1168-000-007

Marion County
Board of County Commissioners

Growth Services
2710 E. Silver Springs Blvd. Ocala, FL 34470
Phone: 352-438-2600 Fax: 352-438-2601

SPECIAL USE PERMIT APPLICATION - REGULAR - $1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: TO HAVE 34 DUCKS AND ONE GOOSE.

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** B-2

Parcel account number(s): 1168-000-007

Property dimensions: _____ **Total acreage:** 1.02 .92 per P.A.

Directions: COMING IN FROM OCALA JUST BEFORE SPORTSMAN LODGE TURN LEFT 250th CT 1ST TRAILER ON RIGHT

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. **Please print all information, except for the Owner and Applicant/Agent *signature*.**

Owner info see Next page

Property Owner name (please print)

Greene Stone Investments, LLC

Mailing Address c/o: Wm. B. Greene, Sr.
PO Box 188

City, State, Zip code
Ft. McCoy, Fl 32134

Phone number (include area code)
352-843-8811

E-mail address
wbg8188@yahoo.com

Signature

RICHARD L. SMITH
THERESA J. ADAMS

Applicant or agent name (please print)

Situs:
13015 NE 250th CT

Mailing Address
SALT SPRINGS, FLORIDA 32134

City, State, Zip code
864-276-8963 520-848-9763

Phone number (include area code)
smithrichard457@gmail.com
TJAS2485@gmail.com

E-mail address

RL Smith - Theresa Adams

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or **denied**. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY				
Project No.: 2003030003	Code Case No.: 844744-LH2		Application No.: 26560	
Rcvd by: BJM	Rcvd Date: 4 / 6 / 21	FLUM: COM	Zoning Map No.: 392	Rev: 07/1/2019

Sec. 24-13-25

Marion County
Board of County Commissioners

Growth Services
2710 E. Silver Springs Blvd. Ocala, FL 34470
Phone: 352-438-2600 Fax: 352-438-2601

#2106015U

SPECIAL USE PERMIT APPLICATION - REGULAR - $1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: _____

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** _____

Parcel account number(s): _____

Property dimensions: _____ **Total acreage:** _____

Directions: _____

OWNER'S INFO

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. **Please print all information, except for the Owner and Applicant/Agent *signature*.**

GREENE STONE INVESTMENTS LLC / William B. Greene, Sr	
Property Owner name (please print)	**Applicant or agent name (please print)**
P.O. Box 188	P.O. Box 188
Mailing Address	**Mailing Address**
Fort McCoy, FL 32134	Fort McCoy, FL 32134
City, State, Zip code	**City, State, Zip code**
	352-843-8811
Phone number (include area code)	**Phone number (include area code)**
352-843-8811	wbg188@yahoo.com
E-mail address	**E-mail address**
wbg188@yahoo.com	
Signature	*Signature*

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or **denied**. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY				
Project No.:		*Code Case No.:*	*Application No.:*	
Rcvd by:	*Rcvd Date:* / /	*FLUM:*	*Zoning Map No.:*	*Rev: 07/1/2019*

#21@60|SU

1) ACCESS TO MY PROPERTY IS OFF HWY 314 TO 250th CT. IT IS A 2 LANE DIRT RD. IT IS MAINTAINED BY THE COUNTY REGULARLY. PLENTY OF ROOM IN FRONT FOR UNLOADING.

2) THERE IS PLENTY OF ROOM TO PARK IN FRONT OF BUILDING. THERE IS 2 GATES FOR HANDICAPP FOR EASY ACCESS.

3) I KEEP TRASH OUT BACK OUT OF SITE TO PUBLIC. I TAKE TRASH TO DISPOSAL SITE 5 TIMES A WEEK

4) CLAY ELECTRIC IS OUR POWER COMPANY AND OUR WELL & SEPTIC ARE UP TO CODE

5) FRONT BACK NATURALLY LANDSCAPED UP TO CODE PROPERY IS FENCED ALL THE WAY AROUND. ALL IS UP TO CODE.

6) THERE ARE SIGNS IN FRONT OF PROPERTY UP TO CODE. STREET LIGHTS LIGHT UP PROPERTY. MOTION LIGHTS ARE ON TRAILER AND BARN AND ALL ARE UP TO CODE.

7) AS WELL AS SETBACKS WILL BE IN COMPLIANCE WITH LOCAL CODES AND ORDINANCES.

8) THERE IS A RESIDENCE IN FRONT THERE IS A RESIDENCE ON ONE SIDE THE SPORTSMAN IS ON THE OTHER SIDE OF PROPERTY TOWARDS HWY 314. A POND IS ON BACK SIDE OF PROPERTY THERE ARE NO TRAFFIC LIGHTS AROUND. OUR BUILDINGS WERE EXISTING.

9) YES I WOULD BE WILLING TO MEET ANY SPECIAL [redacted] CONDITIONS NECESSARY TO GET THIS SPECIAL PERMIT.

I

WE ARE APPYING FOR A SPECIAL PERMIT FOR OUR 34 DUCKS AND 1 GOOSE.

WE MOVED HERE 2 YEARS AGO. WE HAVE 1.02 ACRES OF LAND WHICH IS MORE THAN ENOUGH LAND TO ACCOMADATE THEM 30 TO 50 DUCKS ARE ALLOWED PER ACRE.

WE ZONED B-2 BUSINESS. WE DID NOT KNOW YOU NEED A SPECIAL PERMIT. IF SO WE WOULD HAVE GOTTEN IT.

THEY USED TO ROAM FREE. 4 HUNG AROUND SO WE STARTED FEEDING THEM. 20 TO 30 DUCKS 2 GEESE AT VICKIS. PROPERTY SPORTSMAN LODGE

3 LAID EGG THEY HATCHED 26 OF THEM COOL TO WATCH (PICTURES INSIDE) 2 YEARS AGO

AFTER THEY HATCHED WE FENCED YARD. WE FENCED IT BECAUSE OF GATORS IN POND [redacted] WE HAVE OTHER ANIMALS. ITS SAFER.

WE RESCUED MR. GOOSE AFTER HIS MATE GOT EATEN BY PITT BULL. DUCKS HAD BEEN RUN OVER BY TRAFFIC OR PREDATORS.

THAT LEFT 6 DUCKS 1 GOOSE.

II

IN GRANTING THIS PERMIT THEY WOULD NO LONGER BE A TRAFFIC HAZARD BY HWY 314.

ALSO THEY ARE GREAT THERAPY FOR ME MY WIFE AND SON.

I M A RECOVERING ALCOHOLIC. MY WIFE A RECOVERING ADDICT. MY SON SPECIAL NEEDS.

OUR ANIMALS ARE GOOD THERAPY FOR EVERYONE.

IF YOU TAKE THEM AWAY IT WOULD BE A GREAT MENTAL STRAIN ON ALL 3 OF US.

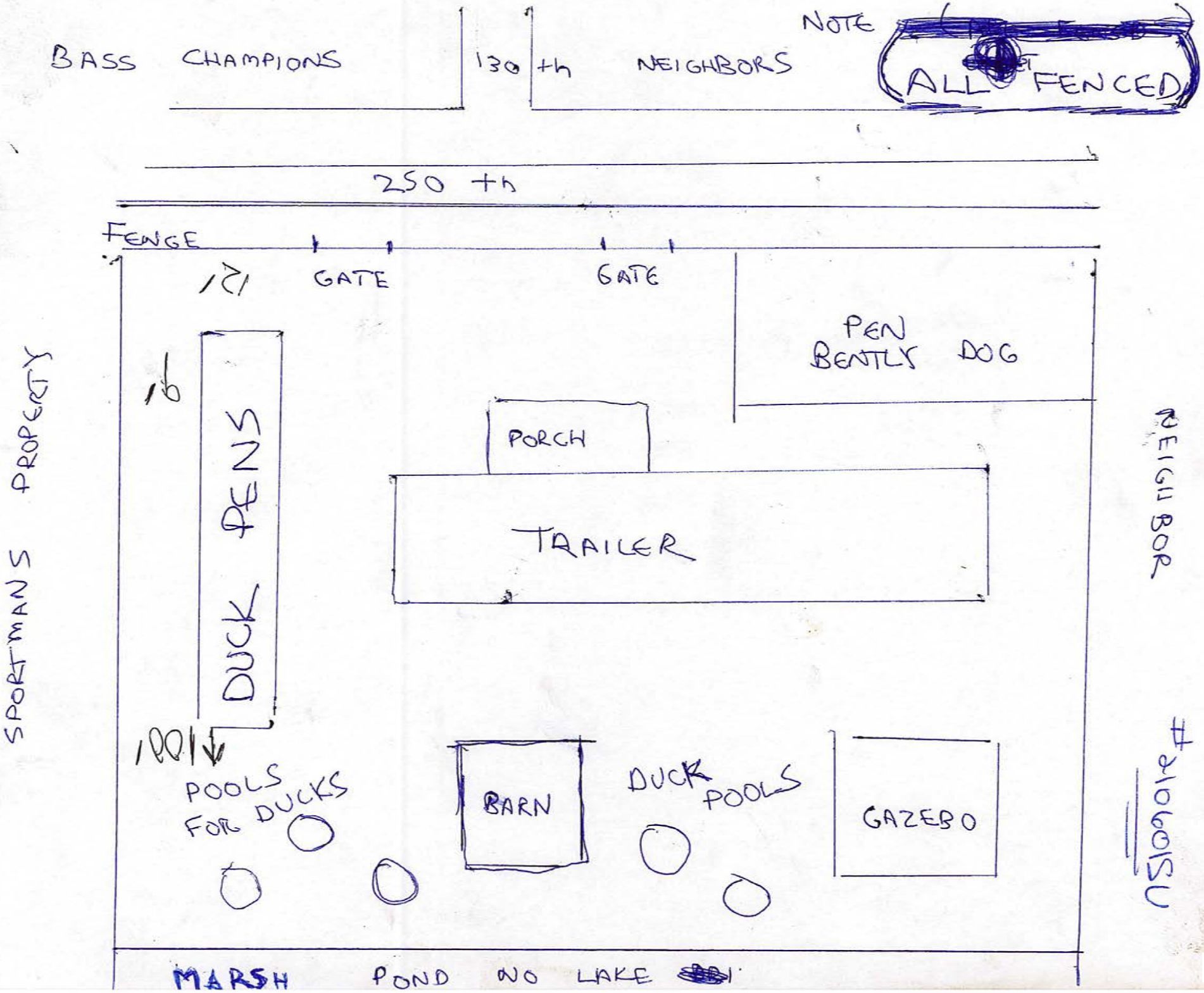
PLEASE SIRS:

THERE IS A WATERFOWL LAW (PG IN APPLICATION)

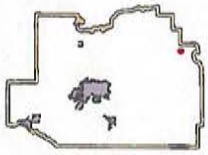
THERE IS A PANDEMIC GOING ON WOULDNT IT BE BETTER FOR THEM TO REMAIN ON OUR PROPERTY TO STOP THE SPREADING OF DISEASES

THANK YOU

R J Smith


BASS CHAMPIONS
130 th
NEIGHBORS
NOTE
ALL FENCED
250 th
FENCE
121
GATE
GATE
PEN
BENTLY DOG
16
DUCK PENS
PORCH
TRAILER
SPORTMANS PROPERTY
NEIGHBOR
#210605U
100
POOLS
FOR DUCKS
BARN
DUCK POOLS
GAZEBO
MARSH
POND
NO LAKE

Marion County | Growth Services Viewer | Map Title



Legend

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

1: 986

1 in = 0.02 Miles

N W E S

Notes

0.0 0 0.02 0.0 Miles

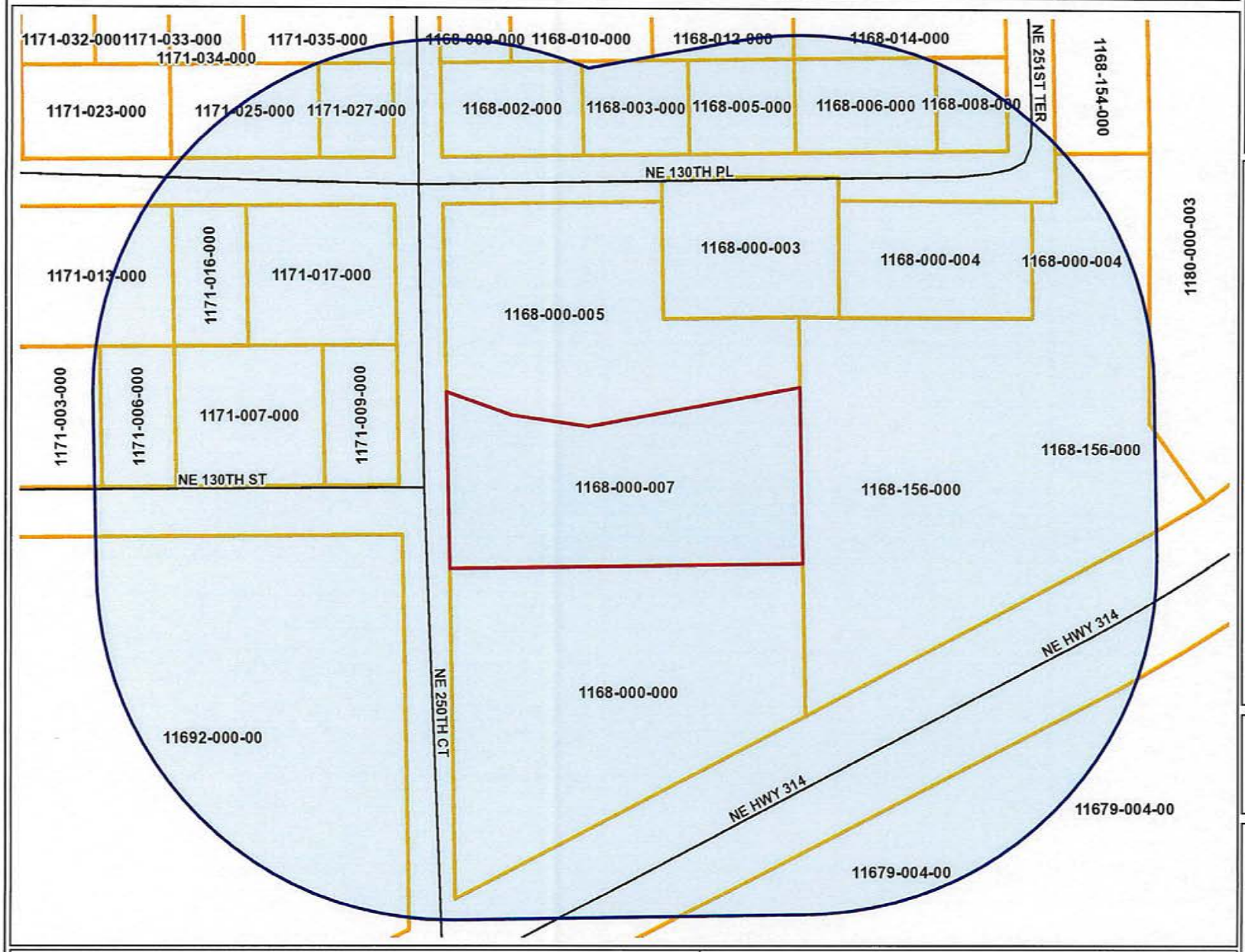
Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

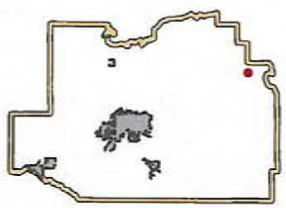
Created By:

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: 4/6/2021

Marion County Growth Services Viewer | 210601SU - GREENE STONE INVESTMENTS, LLC





Legend

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

1: 1,491

1 in = 0.02 Miles

Notes

c/o: William B. Greene, Sr.
Agent:
Richard L. Smith and Therese J. Adams

Creation Date: 4/8/2021

0.0 0 0.02 0.0 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

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Marion County
Board of County Commissioners

Growth Services ▪ Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

#210601SU

Case No.: 844744-LH2

March 18, 2021

GREENE STONE INVESTMENTS LLC
PO BOX 188
FORT MCCOY FL 32134

GREENE STONE INVESTMENTS LLC
PO BOX 1956
OCALA, FL 34478

PARCEL #: 1168-000-007

NOTICE OF VIOLATION

On March 18, 2021, at 1:46 p.m., an inspection was made of your property located at 13015 NE 250TH CT, SALT SPRINGS, in Marion County. This inspection revealed a potential violation of **the Marion County Land Development Code, Article 4.** Specifically noted:

➢ **Marion County Land Development Code, Article 4, Division 2, Zoning Classification, Section 4.2.18 Keeping of chickens in business zoning** – exceeding the number of chickens in a business zoning. Chicken shall mean a female of Gallus domesticus or a hen. Chicken shall not include the following: any male chicken or rooster, any duck, goose, turkey, peafowl, guineafowl or other poultry or fowl. Hens must be contained within a covered and fully enclosed chicken coop from dusk to dawn and inside a coop and/or a fenced pen area the remainder of the time. The coop and fenced pen area must be located in the side or rear lot behind the principal structure. Remove **the ducks and geese**, until you have an approved special use permit from the Marion County Zoning Division.

This property will be re-inspected after **April 8, 2021,** and hopefully, this matter will be cleared at that time. Please contact me to discuss the matter and/or to request a re-inspection. Failure to clear a violation **will** result in the issuance of a citation or a notice to appear before the Marion County Code Enforcement Board, which could result in a lien against any real or personal property owned by you. In the event a fine is levied against you by the Code Enforcement Board, a collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.

Respectfully,

Lester Holly

Code Enforcement Officer
352-671-8908
lester.holly@MarionFL.org

#21060185

Captive-Reared Waterfowl

Information Concerning Captive-Reared Waterfowl in Florida

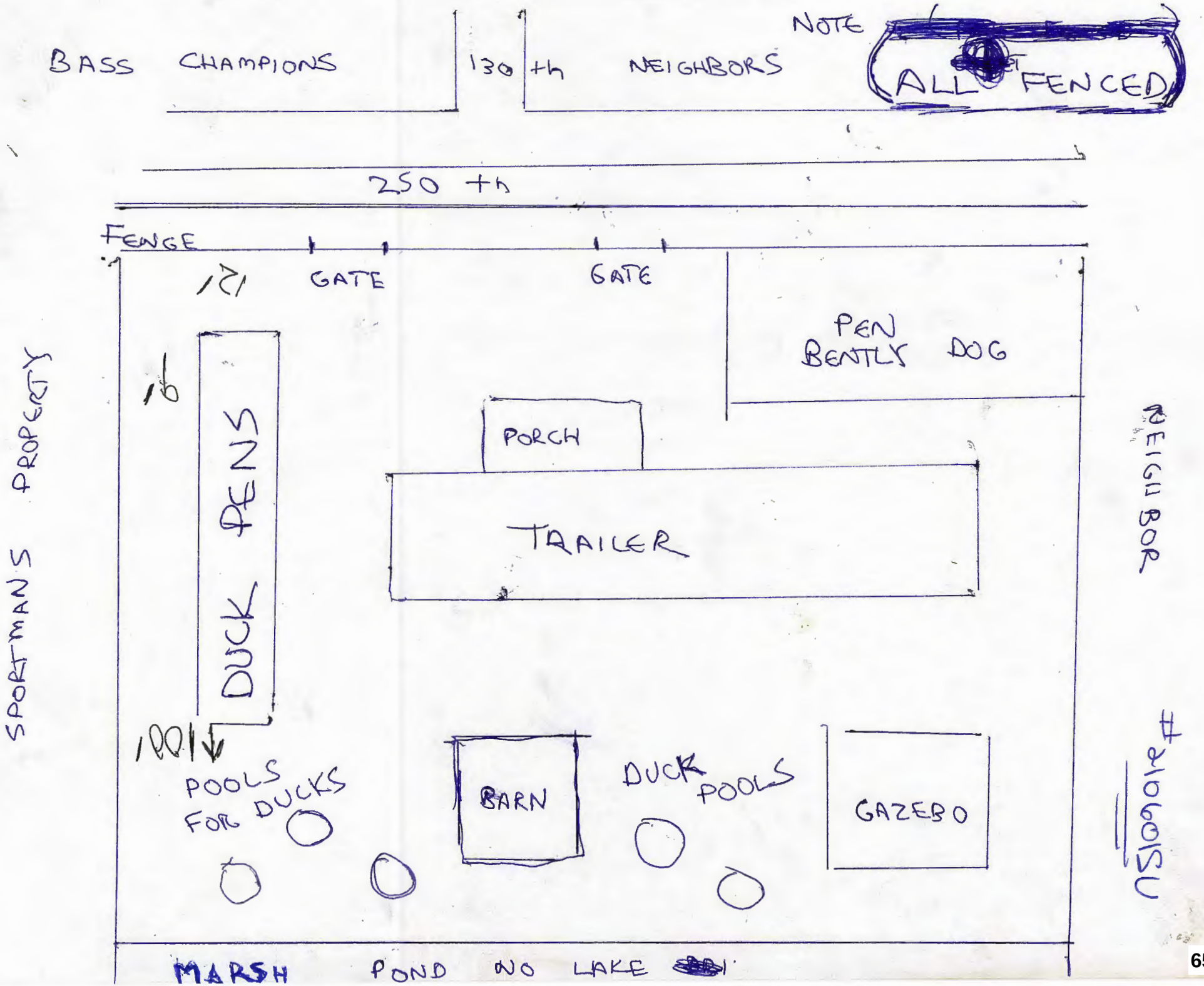
Because most species of ducks, geese, and swans are considered wildlife, their acquisition, possession, keeping, selling, etc. are regulated by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service. Florida law (F.A.C. 68A-4.005) requires that you keep captive-reared waterfowl (either exotic or native species) on your property and not release them into wild situations, because they are potential carriers of disease to wild waterfowl. To acquire and possess waterfowl, Florida Statute 372.16 requires you to have a game farm permit ($50). This license covers the protection, preservation, propagation, rearing, and production of game birds and game mammals for private and commercial purposes. You can apply for one of these online at our permit page or by contacting the Florida Fish and Wildlife Conservation Commission regional office nearest you.

Most waterfowl species, other than Pekin ducks, are protected by federal law under the Migratory Bird Treaty Act. No federal permits are needed to buy or keep captive-reared waterfowl, but the protected species and any of their resulting offspring must be properly marked as captive reared (50 CFR 21.13 and 50 CFR 21.14). Proper marking consists of at least one of the following: removal of right hind toe; pinioning; banding with a seamless, metal leg band; or tattooing the web of the foot. Federal law (50 CFR 21.14) also requires you to obtain a copy of Form 3-186, Notice of Waterfowl Sale or Transfer, from the person from whom you are buying the federally protected species. You should keep this form on file as long as you possess the birds or their eggs or offspring.

If you sell federally protected waterfowl species (other than mallards) or their offspring, you need a federal Waterfowl Sale and Disposal Permit (50 CFR 21.25). You also need to provide completed copies of federal Form 3-186, Notice of Waterfowl Sale or Transfer, to anyone who buys birds from you. To get an application for the federal permit and Forms 3-186, visit fws.gov or contact the U.S. Fish and Wildlife Service's regional office in Atlanta, 404-679-7049.

Any species of domestic or captive-reared waterfowl can transmit disease to wild waterfowl. All confirmed outbreaks of DVE, also known as duck plague (a sometimes-devastating viral infection), in wild waterfowl have been linked to domestic or captive-raised waterfowl. Fowl cholera is another serious disease that is transmittable between domestic and wild waterfowl. Although we have had no major outbreaks reported yet in Florida, the potential for captive-reared or domestic waterfowl to spread disease to wild waterfowl remains a biological concern. We consider domestic or captive-reared waterfowl to be undesirable in the wild because of their potential to transmit disease and because of the potential (in the case of mallards) to interbreed with Florida's native waterfowl. Therefore, relocating or releasing captive-reared or domestic waterfowl into a wild situation is not legitimate or appropriate. Captive-reared waterfowl should remain confined to the owner's property, where the birds do not come into contact with wild waterfowl.

You can find a listing of businesses selling waterfowl and other game birds at mynaga.org.


BASS CHAMPIONS
130 th
NEIGHBORS
NOTE
ALL FENCED
250 th
FENCE
121
GATE
GATE
PEN
BENTLY DOG
16
PORCH
TRAILER
DUCK PENS
SPORTMANS PROPERTY
NEIGHBOR
100
POOLS FOR DUCKS
BARN
DUCK POOLS
GAZEBO
MARSH
POND
NO LAKE
#210605U

01 April 2021

#210601SU

To Whom It May Concern,

I am writing this letter in support of Richard Smith's attempt to keep his ducks. They are well cared for and housed properly. He has made the changes Code Enforcement recommended and they are not a nuisance to the community.

The real issue here in Kerr Shores is multiple junk yards and unlicensed auto repair shops. They are a nuisance that is bringing down property values as well as creating environmental hazards to our canals and Lake Kerr. Water runoff is dumping unwanted automotive fluids and other hazardous materials into the water.

Again, I am supporting Richard Smith's efforts to keep his ducks.

Cordially,

Harry Young
24720 NE 135th Lane
Salt Springs, FL 32134.

cc: file

210601SU

300 TOTAL

3/28/21

SAVE MR.GOOSE & OUR DUCKS...

We live at 13015 NE 250 CT.. Salt Springs FL 32134...

Code Enforcement is trying to steal our ducks.. Please sign to save our ducks.. THANK YOU SO MUCH

Richard Smith &

Therese Adams

1. Kelly Newman
2. Corey Herman
3. RAY MAINS
4. Noah Provancher
5. [illegible] Hewitt
6. HOLLY Hewitt
7. John O'Shields

Kelly Newman
24760 NE 136th Ln
Salt Springs, FL 32134

8.

3/28/21

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Therese Adams

1 R Smith
2 Jane Miller
3 Paul BRAEUNIG
4 William E. Barnes
5 Dwight & Sandra Martin
6 Marcella
7 Ashley Se

change.org

I love my ducks there r good therpy for my speacail needs son

Menu View petition

Your free promotion finished

We showed your petition to **625 extra people** on Change.org - that's $25 of advertising for free. **30** people signed as a result!

Only **46 more** supporters to the next goal!

Date	Signature	Printed Name	Address	Comment
3/31/21	[illegible]	Meridith Cheney	Salt Springs, FL	Leave Them!
3/31/21	[illegible]	Jonathan Walker	Gainesville	AFFlac
3/31/21	[illegible]	Ronald Waters	Morahome	
3/31/21	[illegible]	Brandon waters	Salt Springs, Fl	
3/3/21	[illegible]	Charles Lyn Cherington	Zephyrhills, FL	
3/31/21	[illegible]	William E Barnes	PO Box 5405 SALT Springs	Pick up the trash instead of the people or the ducks.
3/31/21	[illegible]	Mohamed elsayed	1513 San marco dr ormond beach	
3/31/21	Kareem elshimy	Kareem elshimy	1107 Hanesbery ormond	
3/31/21	Johnson Joseph	Johnson Joseph	12 Pittman Dr. Palmetto	
3/31/21	Sarah-Beth Miller	Sarah-Beth Miller	Salt Springs	#Save the ducks #Team Afflac!
3/31/21	[illegible]	Mike Rady	14100 N Hwy 19	Team Afflac #goose power
3/31/21	[illegible]	Brandon	Salt springs	Team Afflac!!

Date	Signature	Printed Name	Address	Comment
3-31-21	[illegible]	Rick Thielfalt	Salt Springs	Keep them
3/31/21	[illegible]	Tracy Trejos	"	
3/31/21	[illegible]	Gwen Badman		
3/31 21	[illegible]	Reese Cottrell	264 Bushnell Green Cove Spring	No laws. Say you can't. Keep them here
3/31/21	[illegible]	Brandon Powe	25251 NE 13314 lane	they aren't Bothering anyone
3-31-21	[illegible]	Jeffrey A. Malone	7212 NW 200th Ter	
3. 31. 21	[illegible]	Diane Morgan	7212 NW 200th Ter	Save animals — Take away the people
3-31-21	[illegible]	Cristian Youngs	4810 NW 60th Ter	
3-31-21	[illegible]	Paul Melin	1050 NE 112th Pl.	Bug Exterminator
3-31-21	[illegible]	Shalyn Trotter	25159 NE 130th Ln	Keep them
3-31-21	[illegible]	Brian Latimer	15795 NE 233rd St Ft McCoy	Keep Them
3-31-21	Helen Martin	Helen Martin	25294 NE 132 Pl Fort McCoy, Florida 32134	
03-31-21	[illegible]	JUSSAR	HWY 19 #81	KEEP THEM

Date	Signature	Printed name	Address	Comment
3/31/21	[illegible]	CRAIG B NEAMAN	12631 NE 243rd Ave Fort McCoy Fl 32134	They Should be Embarassed
3/31/21	[illegible]	Michelle Steele	1434 NE 243rd Fort McCoy	—
3/31/21	Angelia Hollingsworth	Angelia Hollingsworth	15831 NE 237th Ave Fort McCoy Fl	
3/31/21	Kim Bellows	Kim Bellows	15341 NE 146th Ct Ft McCoy Fla	—
3/31/21	Amanda Collins	[illegible]	NE 150th pl Ft McCoy.	
4/1/21	[illegible]	Jacob Caldwell	Salt Springs	
4/1/21	[illegible]	Shirley Arnaud	Fort McCoy	
4/1/21	[illegible]	Normand Langlais	Salt Springs	
4/1/21	[illegible]	[illegible]	Salt Springs	save the Ducks [illegible]
4/1/21	[illegible]	John J Tidale	Jacksonville FL	Save the [illegible]
4/1/21	[illegible]	Jordan Moder	1800 unf dr	save the duckies
4/1/21	[illegible]	Barry Culver	[illegible]	[illegible]
4/1/21	Hayden Killks	Hayden Killks	Lawtelka Fl	
4/1/21	Chris Delbner	Chris Rohm	3346 SE East Snow Rd RSL	

DATE	Signature	printed name	Address	comment
	Zala Wager	Zala Wager	21669 NE 147 terr.	I Live ducks
	Angela Wager	Angela wager	21659 NE 147th terr.	Live and let Live.
	Wren	Wren Dees	24252 NE 151 Place ~~Park~~	↑

Date	Signature	Printed Name	Address	Comment
3/30	Aaron Anderson			
3/30	[illegible]			
3/30	[illegible]			
3/30	[illegible]			
3 30	[illegible]			
3-30	William Fahnestock	WILLIAM FAHNES	SALT SPRINGS RV.	
3-30	Donna Smith	DONNA SMITH	SALTSPRINGS Rec. area	
3-30	[illegible]	B King	SALTSPRING	
3 30	[illegible]	JDee	Saltsprings	
3/30	[illegible]	BOB HANEY	130TH ST SS. FLA. 32134	
3/31	Cheryl Barnhart	Cheryl Barnhart	21421 NE 133rd St.	
3/31	[illegible]	Myra Guess	15105 NE 248th Ave Rd	

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Date	Signature	Printed Name	Address	Comment
3/31,21	Joyce Wicks	Joyce Wicks	25291 N.E 133 LN	Save the Ducks
3/31/21	Tom Dr	Tom D Mayne	17917 NE 27th Cr	" "
3/31/21	Jamie King			
4/3/21	[illegible]	Brian Morris		Save the Ducks
4/3/21	[illegible]	Jarrett Snowden	24970 NE 130th L	Save the duck
4/3/21	[illegible]	mackenzie Slobodda	13050 NE 250th	Save the ducks
4/3/21	Lynn Krautwald	Lynn Krautwald	15278 NE 241 Ave	Save the ducks
4/3/21	Brandon allen	Brandon Allen	↓	Save the duck
4/3/21	Shelby Parsons	Shelby Parsons	↑	Save the ducks!
4/4/21	[illegible]	David Sikes		
4/4/21	[illegible]	Chris Smith		
4/4/21	JR Bishop	JR Bishop	24960 NE 135 ST	SAVE THE Ducks

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Date	Signature	Printed Name	Address	Comment
4/5/21	Buddy Hand	Buddy Hand	20597	Save Ducks
4/5/21	John O'Shields	John O'Shields		Save Ducks
4/6/21	Ernest J. Beaumont	Ernest J. Beaumont	23622 NE Hwy 314 Salt Springs	Save Ducks
	David Preising	David Preising		
	Jennifer O'Berg	Jennifer O'Berg		Save the Duck

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Date	Signature	Printed Name	Address	Comment
4/2/21	R Dundus	R Dundus	12399 SE 11th Street SS 34488	
4-2-21	Amy Payne	Amy Hatter Payne	13851 N HWY 19 Salt Springs FL 32134	
4-3-21	R. Reed	Lori Reed	25130 NE 132nd St	
4-3-21	Ruth T	RUTH TREMBLY	23350 139th Lowd	
4-3-21	Hunter Malain	Hunter Malain	8160 NE 306th Terrace Fort McCoy, FL 32134	
4-3-21	Rachel Salmon	Rachel Salmon	8505 N Highway 19	Best of luck, from a fellow Bird Lover
4-3-21	Phyllis Cox	Phyllis Cox	P.O. Box 5321	
	Ashley Segroves			
	Jennifer S			

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Date	Signature	Printed Name	Address	Comment
3/30/21	Christa Burnett	Christa Burnett	Lot 401 SSR	
3/31/2021	Rachel King	Rachel King	23800 NE 182nd Ln.	
3/31/2021	[illegible]	Cristobal Serrano	23801 NE 182nd Ln	DUCKIES
4/1/21	J. Marshall		24935 NE 136 Ave	save Ducks
4/1/21	[illegible]	DOLEBAL	Lot 325 SSR	
4/2/21	Birgit Povia	Birgit Povia	24600 NE 133rd PL Rd	Living in the country and ducks don't bother anyone
4/2/21	[illegible]	Lew Bacelli	138th St & McCoy	
4/2/21	Vimarie Bushman	Vimarie Bushman	#338	
4/3/21	Marie Blair	MARIE BLAIR	14314 NE 157 Circle SS Resort	love the Ducks!
4-3-21	Charles Johnston	Charles Johnston	PO Box 5129 Salt Springs FL 32134	Lot 375 SSR

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Date	Signature	Printed Name	Address	Comment
3/31/21	[illegible]	Roger LeBlanc	25191 Salt Springs Village	
4/02/21	Taylor Lowe	Taylor Lowe	Elite resort Salt Springs	Save the Ducks!
4/02/21	Wyatt Frice	Wyatt Frice	Salt Springs resorts	
4/02/21	[illegible]	Robert Lowe III	4688 gopher St Middleburg	
4/02/21	Tenoha Lowe	Tenoha Lowe	4688 Gopher St Middleburg FL	

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save the ducks!

Date	Signature	Printed Name	Address	Comment
3/31/21	[illegible]	Samantha Frost	14385 NE 208 Ave [redacted] 32134	
3/31/21	Janice Tucker	JANICE TUCKER	21416 NE 135 LANE 32134	NO FAIR
3/31/21	Barbara Riddle	Barbara Riddle	16019 NE 137th Ct Fanoy	Good for disabled people
3/31/21	John A. Tracz	JOHN A. TRACZ	25330 NE 132 ln Salt Springs	DUCK LIVES MATTER!
3/31/21	Tracy Hall	TRACY HALL	23223 NE 50th Ave Salt Spring	DUCK ARE Great!
03.31.21	Debbie White	Debbie White	14385 NE 208th Ave Salt Spgs 32134	Save the ducks
4-1-21	[illegible]	Jason Poulos	Salt Springs	Leave people alone
4-1-21	Terry Brass	Terry Brass	Salt Springs	20450 NE 142 Ln
4-5-21	Rebecca Mellwid	REBECCA MELLWID	"	

Date	Signature	Printed Name	Address	Comment
3-31-21	Elizabeth Green	Elizabeth Green	9555 NE 307th Ct. Salt Springs Fl 32134	
4-1-21	Jasper Mooleab-ee	[illegible]	25159 NE 130th Ln Salt Springs, FL 32134	She gives the eggs away & we eat them.
4/1/21	[illegible]	Richard Romaine	25245 NE 139 Lx Salt Springs 32134	Duck Eggs
4/3/20	Matt Sinclair	Matt Sinclair	9451 SE 306th Court Salt Springs	
4/4/20	Sharon C. Walker	Sharon Walker	13185 NE 247 Ct Salt Springs, FL	

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Date	Signature	Printed Name	Address	Comment
3-30-21	[illegible]	Jim Alvarez	Ocklawaha Fla	Marion Cty could use a little more dick shit and a little less bull shit
3/30/21	[illegible]	Debra Parrish	12567 NE 244th Ct. Salt Springs Fla	
3/30/21	[illegible]	James Newman	24760 NE 136th Lane Salt Springs	Ridiculous
3/30/21	[illegible]	Stephanie Foster	25352 NE 131st Pl	Come on man

Date	Signature	Printed Name	Address	Comment
30 Mar 21	Cyndi Volz	Cyndi Volz	21318 E Hwy 316 Salt Springs	

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Robert E Smith Jr 13364 NE 249 Court SS

P. DiPaula 20468 NE 144th Ave, SS. FL

Janeen Breckoff 24880 NE 134th Pl

Brandon Grim 13365 NE 249 Court

Douglas E Walsh
Gregory Nuckles
Katherine C. Paige

8. Gary Stokes
9. Christopher Redaione
10. [illegible]
11. David [illegible]
12. Michael Willis
13. [illegible]
14. Cathy [illegible]
15. Jos. [illegible]
16. [illegible]
17. Donna Carter
18. Bobby [illegible]
19. Paula Miller

20. Tom Fredrickson 24930 NE 135 St. Salt Springs

21. Thom Cowheard
24897 NE 133rd Street
Salt Springs FL 32134

22. Melanie Lucas
13348 N.E. 249 CT.

23. Christy [illegible]
13348 NE 249th Ct
Ft McCoy, FL 32134

24. Steve Morris

25. RC Pa[illegible]

Code Case Detail Report

CDPR4204 - Code Case Detail Report

CASE NBR: **844744** **AO NBR:** **638672**

OLD CASE NBR STATUS: OPEN INSPECTOR: HOLLY, LESTER

CASE TYPE: LAND DEVELOPMENT FOLIO NBR: 1168-000-007

AO INFORMATION

OPEN_DATE 3/18/2021 OPEN_USER CE344LH2

COMPL_NAME CEO HOLLY COMPL_PHONE

COMPL_ADDRESS COMPL_FAX

CASE INFORMATION

ADDR NBR: 25483 LOCATION: 13015 NE 250TH CT, SALT SPRINGS

OPEN DATE: 03/18/2021 DISPOSITION VERBAL WARNING

CLOSE DATE: DISP BY: DISP DATE:

DIRECTIONS: FROM OCALA TAKE HWY 40 E TO 314 GO LEFT TO SALT SPRINGS 17.4 1ST RD ON LEFT PASS TWO SISTERS RESTURANT 250 CT T/L 2ND LOT ON RIGHT

CATEGORY: **CE - ZONE IMP/LIVESTOCK**

PRIORITY: 0 LAST VISIT ID: 475989 ZIP: 32134

HEARING DATE: CONTACT?:

PHYSICAL FILE ID:

DESCRIPTION:

DUCKS AND GEESE BEING KEPT ON THE PROPERTY

CONTACT INFORMATION:

GREENE STONE INVESTMENTS LLC

PHONE: FAX:

TENANT INFORMATION:

RICHARD SMITH

PHONE: FAX:

OWNER INFORMATION:

GREENE STONE INVESTMENTS LLC
PO BOX 188
FORT MCCOY FL 32134

PHONE: FAX:

C RAY GREENE III
233 SW 3RD ST.
OCALA, FL 34471

VIOLATOR INFORMATION:

GREENE STONE INVESTMENTS LLC
PO BOX 1956
OCALA, FL 34478

PHONE: FAX:

RICHARD SMITH
13015 NE 250TH CT
FORT MCCOY FL 32134

COMPLAINANT INFORMATION:

NAME/ADDRESS: PHONE: FAX:

CEO HOLLY

ACTION ORDER NOTES:

HWY 314 NORTH / TL 250TH CT

VISITS:

VISIT NBR	INSPECTOR	NAME	SCHEDULED DATE	VISIT DATE	NBR DAYS COMP
475989	CE344LH2	HOLLY, LESTER		03/18/2021	

3/18/2021 1:41pm CEO Holly. On patrol when I came across 25+ ducks and geese being kept on the property. I spoke with the tenant and was very irate after I told him he is not allowed to have ducks and geese on this property.

475990	CE344LH2	HOLLY, LESTER	04/08/2021		

LETTERS:

REF TYPE	LETTER NAME	RQST DATE	PRINT DATE	SEND DATE	STATUS
CC	CEO-NOV LDC ART	03/18/2021	03/18/2021		ACTV

CASE NBR: **844744** **AO NBR:** **638672**

OLD CASE NBR STATUS: OPEN INSPECTOR: HOLLY, LESTER

CASE TYPE: LAND DEVELOPMENT FOLIO NBR: 1168-000-007

VIOLATIONS:

STATUS	GROUP	CODE	VIOL. DATE	DESCRIPTION/REMARKS
VIOLATION	CE	4.2.XX	3/18/2021	LIVESTOCK/POULTRY IMPROPER ZONE

IMAGES:

IMAGE DATE	IMAGE DESCRIPTION
3/18/2021	13015 NE 250TH CT photos by LH2
3/18/2021	13015 NE 250TH CT photos by LH2
3/18/2021	13015 NE 250TH CT photos by LH2
3/18/2021	13015 NE 250TH CT photos by LH2
3/18/2021	13015 NE 250TH CT photos by LH2
3/18/2021	13015 NE 250TH CT photos by LH2
3/18/2021	13015 NE 250TH CT photos by LH2

NOTES:

01 April 2021

#210601SU

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The real issue here in Kerr Shores is multiple junk yards and unlicensed auto repair shops. They are a nuisance that is bringing down property values as well as creating environmental hazards to our canals and Lake Kerr. Water runoff is dumping unwanted automotive fluids and other hazardous materials into the water.

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Cordially,

Harry Young
24720 NE 135th Lane
Salt Springs, FL 32134.

cc: file

210601SU

300 TOTAL

3/28/21

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Richard Smith &

Therese Adams

1. Kelly Newman
2. Corey Herman
3. RAY MAINS
4. Noah Provancher
5. [illegible] Hewitt
6. HOLLY Hewitt
7. John O'Shea

Kelly Newman
24760 NE 136th Ln
Salt Springs, FL 32134

8.

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change.org

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3/31/21	[illegible]	Brandon waters	Salt Springs, Fl	
3/3/21	[illegible]	Charles Lyn Cherington	Zephyrhills, Fl	
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3/31/21	Kareem elshimy	Kareem elshimy	1107 Hanesbury ormond beach	
3/31/21	Johnson Joseph	Johnson Joseph	12 pittman Dr. Palm coast	
3/31/21	Sarah-Beth Miller	Sarah-Beth Miller	Salt Springs	#Save the Ducks #Team Afflac!
3/31/21	[illegible]	Mike Rady	14100 N Hwy 19	Team Afflac #goose power
3/31/21	[illegible]	Brandon	Salt springs	Team Afflac!!

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Date	Signature	Printed Name	Address	Comment
3-31-21	[illegible]	Ride Thiefault	Salt Springs	Keep them
3/31/21	[illegible]	Tracy Trejos	"	
3/31/21	[illegible]	Gwen Badman		
3/31 21	[illegible]	Reese Cottrell	264 Bushnell Green Cove Spngs	No laws say you can't Keep them here
3/31/21	[illegible]	Brandon Powe	25251 NE 13314 lane	they aren't Bothering anyone
3-31-21	[illegible]	Jeffrey R. Malpu	7212 NW 200th Ter	
3.31.21	[illegible]	Diane Morgan	7212 NW 200th Ter	Save animals — Take away the people
3-31-21	[illegible]	Cristian Youngs	4810 NW 60th Ter	
3-31-21	[illegible]	Paul Melin	1050 NE 112th Pl.	Bug Exterminator
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3-31-21	[illegible]	Brian Latimer	15795 NE 233rd St Ft McCoy	Keep Them
3-31-21	Helen Martin	Helen Martin	25294 NE 132 Pl Fort McCoy, Florida 32134	
03-31-21	[illegible]	JUSSAR	HWY 19 #81	KEEP THEM

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3/31/21	Angelia Hollingsworth	Angelia Hollingsworth	15831 NE 237th Ft McCoy Fl	
3/31/21	Kim Bellows	Kim Bellows	15341 NE 146th Ct Ft McCoy Fla	—
3/31/21	Amanda Collins	[illegible]	NE 150th pl Ft McCoy.	
4/1/21	[illegible]	Jacob Caldwell	Salt Springs	
4/1/21	[illegible]	Shirley Hancock	Fort McCoy	
4/1/21	[illegible]	Normand Langlais	Salt Springs	
4/1/21	[illegible]	[illegible]	Salt Springs	save the Ducks [illegible]
4/1/21	[illegible]	John J Tolde	Vacoxmikapl	Save the ducks
4/1/21	[illegible]	Jordan Moder	1800 unf dr	save the duckies
4/1/21	[illegible]	Barry Cullen	[illegible]	[illegible]
4/1/21	Hayden Killks	Hayden Killks	Lulleka Fl	
4/1/21	Chris Delbrex	Chris Rolbm	3346 SE East Snow Rd BSL	

DATE	Signature	printed name	Address	comment
	Zala Wager	Zala Wager	21659 NE 147 ter.	I Live ducks
	Angela Wager	Angela Wager	21659 NE 147th terr.	Live and let Live.
	Wren	Wren Dees	24252 NE 151 Place Park	↑

Date	Signature	Printed Name	Address	Comment
3/30	[illegible]			
3/30	[illegible]			
3/30	[illegible]			
3/30	[illegible]			
3 30	[illegible]			
3-30	[illegible]	WILLIAM FAHNES	SALT SPRINGS R.V.	
3-30	[illegible]	DONNA SMITH	SALTSPRINGS Rec. area	
3-30	[illegible]	R King	SALTSPRING	
3 30	[illegible]	JDee	Saltsprings	
3/30	[illegible]	BOB HANEY	130TH ST SS. FLA. 32134	
3/31	[illegible]	Cheryl Barnhart	21421 NE 133rd St.	
3/31	[illegible]	MYRA GUESS	15105 NE 248th AVE Rd	

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Date	Signature	Printed Name	Address	Comment
3/31,21	Joyce Wicks	Joyce Wicks	25291 N.E 133 LN	Save the Ducks
3/31/21	Tom Mayne	Tom Mayne	12970 NE 270th	" "
3/31/21	Jamie King			
4/3/21	Brian Morris	Brian Morris		Save the Ducks
4/3/21	Jarrett Snowden	Jarrett Snowden	24970 NE 130th L	Save the duck
4/3/21	mackenzie slobodda	mackenzie slobodda	13050 NE 250th	Save the ducks
4/3/21	Lynn Krautwald	Lynn Krautwald	15278 NE 241 Ave	Save the ducks
4/3/21	Brandon Allen	Brandon Allen	↓	Save the duck
4/3/21	Shelby Parsons	Shelby Parsons	↑	Save the ducks!
4/4/21	David Sikes	David Sikes		
4/4/21	Chris Smith	Chris Smith		
4/4/21	JR Bishop	JR Bishop	24960 NE 135 ST	SAVE THE DUCKS

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Date	Signature	Printed Name	Address	Comment
4/5/21	Buddy Hand	Buddy Hand	20597	Save Ducks
4/5/21	John O'Shields	John O'Shields		Save Ducks
4/6/21	Ernest J. Beaumont	Ernest J. Beaumont	23622 NE Hwy 314 Salt Springs	Save Ducks
		David Preising		
	Jennifer O'Berg	Jennifer O'Berg		Save the Duck

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Date	Signature	Printed Name	Address	Comment
4/2/21	R Dundus	R Dundus	12399 SE 11th Street SS 34488	
4-2-21	AHPayne	Amy Hedler Payne	13851 N HWY 19 Salt Springs FL 32134	
4-3-21	R. Reed	Lori Reed	25130 NE 132nd St	
4-3-21	Ruth T	RUTH TREMBLY	25350 139th Lowd	
4-3-21	Hunter Malain	Hunter Malain	8160 NE 306th Terrace Fort McCoy, FL 32134	
4-3-21	Rachel Salmon	Rachel Salmon	8505 N Highway 19	Best of luck, from a fellow Bird Lover
4-3-21	Phyllis Cox	Phyllis Cox	P.O. Box 5321	
	Ashley Segroves			
	[illegible]			

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Date	Signature	Printed Name	Address	Comment
3/30/21	Christa Burnett	Christa Burnett	Lot 401 SSR	
3/31/2021	Raeal King	Raeal King	23800 NE 182nd Ln.	
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4/3/21	Marie Blair	MARIE BLAIR	14314 NE 157 Circle SS Resort	love The Ducks!
4-3-21	Charles Johnston	Charles Johnston	PO Box 5129 Salt Springs FL 32134	Lot 375 SSR

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Date	Signature	Printed Name	Address	Comment
3/31/21		Roger LeBlanc	25191 Salt Springs Village	
4/02/21		Taylor Lowe	Elite resort Salt Springs	Save the Ducks!
4/02/21		Wyatt Frice	Salt Springs resorts	
4/02/21		Robert Lowe III	4688 gopher St Middleburg	
4/02/21		Tenoha Lowe	4688 Gopher St Middleburg FL	

Go to www.AtYourBusiness.com for more free business forms

save the ducks!

Date	Signature	Printed Name	Address	Comment
3/31/21	[illegible]	Samantha Frost	14385 NE 208 Ave [redacted] 32134	
3/31/21	Janice Tucker	JANICE TUCKER	21416 NE 135 LANE 32134	NOT FAIR
3/31/21	Barbara Riddle	Barbara Riddle	16019 NE 137th Ct Fanmcoy	Good for disabled people
3/31/21	John A. Tracz	JOHN A. TRACZ	25330 NE 132 ln Salt Springs	DUCK LIVES MATTER!
3/31/21	Tracy Hall	TRACY HALL	23223 NE 50th Ave Salt Spring	DUCK ARE Great!
03.31.21	Debbie White	Debbie White	14385 NE 208th Ave Salt Spgs 32134	Save the ducks
4-1-21	[illegible]	Jason Poulos	Salt Springs	Leave people alone
4-1-21	Terry Brass	Terry Brass	Salt Springs	20450 NE 142 Ln
4-5-21	Rebecca Mellwid	REBECCA MELLWID	"	

Date	Signature	Printed Name	Address	Comment
3-31-21	Elizabeth Green	Elizabeth Green	9555 NE ~~310~~ 307th Ct. Salt Springs Fl 32134	
4-1-21	Jasper Mcclendon	[illegible]	25159 NE 130th Ln Salt Springs, FL 32134	She gives the eggs away & we eat them.
4/1/21	[illegible]	Reunard Romaine	25245 NE 139 Ln Salt Springs 32134	Duck Eggs
4/3/20	Matt Sinclair	Matt Sinclair	9451 SE 306th Court Salt Springs	
4/4/20	Sharon C. Walker	Sharon Walker	13185 NE 247 Ct Salt Springs, FL	

Go to www.AtYourBusiness.com for more free business forms

Date	Signature	Printed Name	Address	Comment
3-30-21	[illegible]	Jim Alvarez	Ocklawaha Fla	Marion Cty could use a little more bull shit and a little less bull shit
3/30/21	[illegible]	Debra Parrish	12567 NE 244th Ct. Salt Springs Fla	
3/30/21	[illegible]	James Newman	24780 NE 136th Ln Sparts	Ridiculous
3/30/21	[illegible]	Stephanie Foster	25352 NE 131st Pl	Come on man

Go to www.AtYourBusiness.com for more free business forms

Date	Signature	Printed Name	Address	Comment
30 Mar 21	Cynthi Volz	Cynthi Volz	21318 E Hwy 316 Salt Springs	

Go to www.AtYourBusiness.com for more free business forms

Robert E Smith Jr 13364 NE 249 Court SS

P. DiPaula 20468 NE 144th Ave, SS. FL

Janeen Breedloff 24880 NE 134th Pl

Brandon Grim 13365 NE 249 Court

Douglas E Walsh
Gregory Nuckles
Katherine C. Paige

8. Gary Stokes
9. Christopher Redaine
10. [illegible]
11. David [illegible]
12. Michael Willis
13. [illegible]
14. Cathy [illegible]
15. Tom [illegible]
16. [illegible]
17. Donna Carter
18. Bobby [illegible]
19. Paula Miller

20. Tom Fredrickson 24930 NE 135 St. Salt Springs

21. Thom Cowheard
24897 NE 133rd Street
Salt Springs FL 32134

22. Melanie Lucas
13348 N.E. 249 CT.

23. Christy [illegible]
13348 NE 249th Ct
Ft McCoy, FL 32134

24. Steve Morris

25. RC Pa[illegible]

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2021-3134 **Agenda Date:** 5/24/2021 **Agenda No.:** 1.4.

SUBJECT:
210602SU - AKBNB, LLC. Ronald Benjamin, Special Use Permit in B-2, 1.28 Acres

DESCRIPTION/BACKGROUND:
210602SU - AKBNB. LLC, c/o Ronald F. Benjamin, 314 Buttonwood Lane, Largo, FL 33770, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow Beer, Wine and Liquor for sale by the drink for on-site consumption (4COP) license within 1,000' of a church, school or public park, in a B-2 (Community Business) zone, on approximately 1.28 Acres, on Parcel Account Number 31856-006-01.

Marion County Planning & Zoning Commission

Date: 5/13/2021 | **P&Z: 5/24/2021 BCC: 6/15/2021**

Item Number
210602SU

Type of Application
Special Use Permit

Request
Operating an existing restaurant with a 4-COP license within 1,000' of two churches on B-2, Community Business.

Owner
AKBNB, LLC c/o Ronald Benjamin

Agent
Juan Jamie

Parcel #/Acreage
30856-006-01/1.28 acres

Future Land Use
Commercial

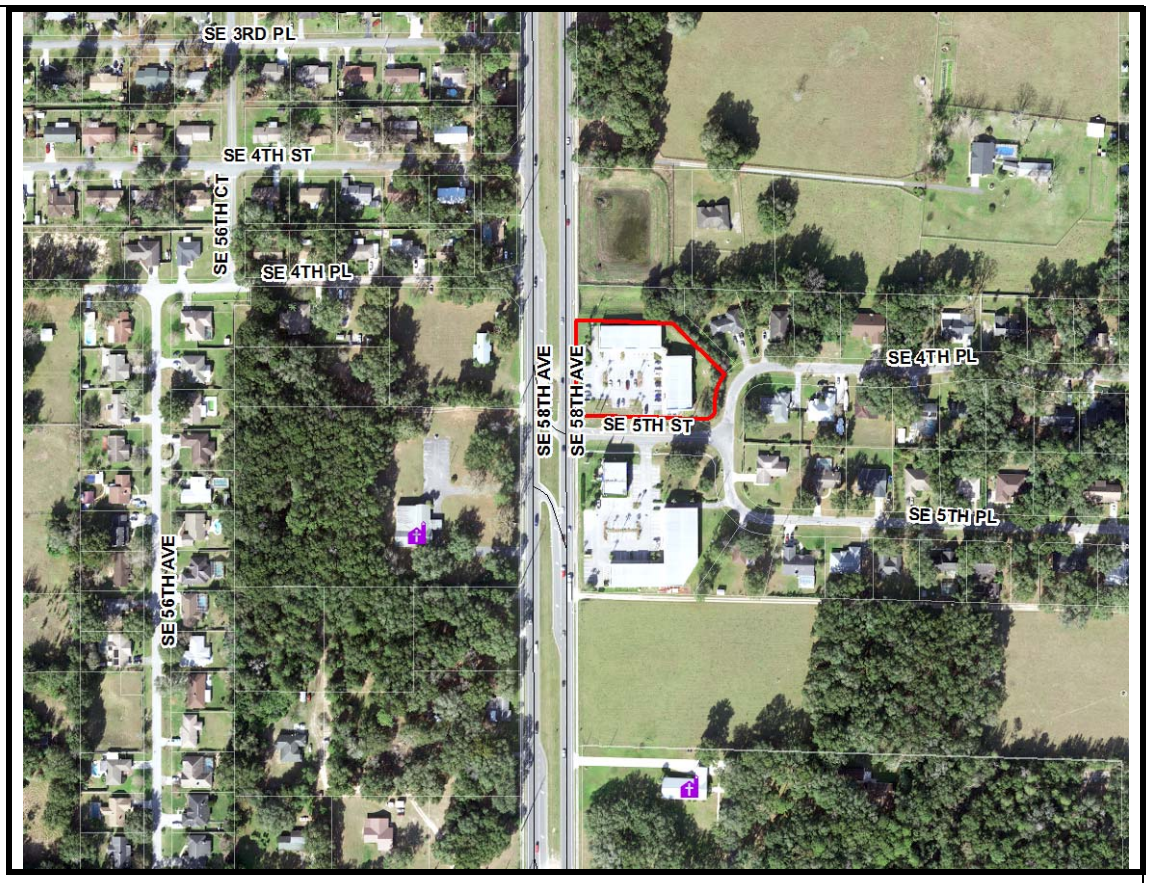
Existing Zoning
B-2 Community Business

Recommendation
Approval With Conditions

P&Z Recommendation:
TBD

Project Planner
Ken Weyrauch, Sr. Planner

AR 26404



Summary

Staff is recommending **Approval with Conditions** for a special use permit to allow beer, wine, and liquor sales for on-site consumption at an existing restaurant within 1,000' of two churches. This request is not for package sales. The applicant is Los Magueyes restaurant at Peppertree Point on Baseline Road. Staff is recommending approval because the use is consistent with the zoning and will not adversely affect the public interest.

Public Notice

Notice of public hearing was mailed to 20 property owners within 300 feet of the subject property.

Background

Location

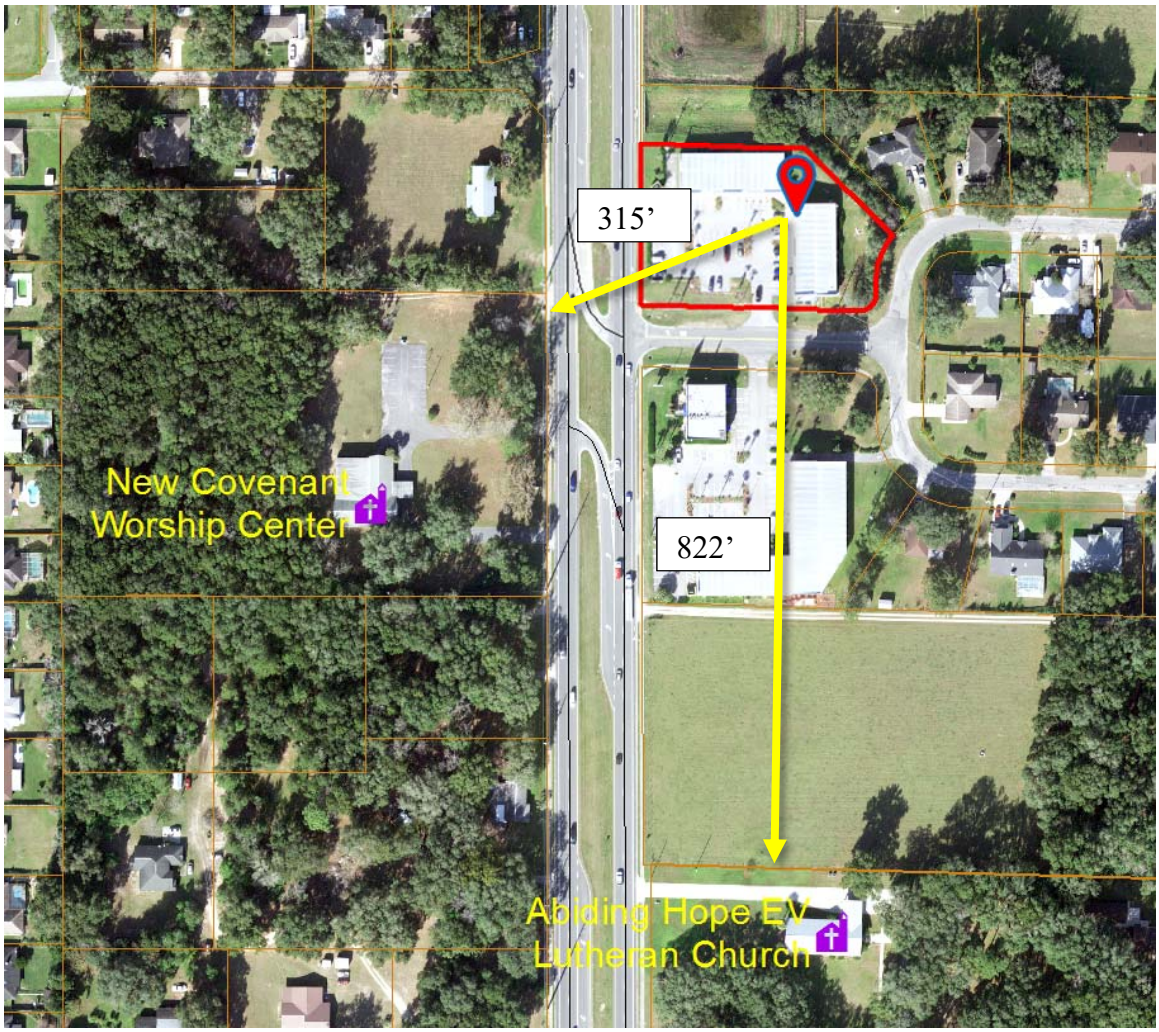
The subject property is located on SE 5th Street in Ocala. The property is zoned B-2 Community Business and has a Commercial use designation.

Request

The applicant is requesting a Special Use Permit (SUP) to allow for onsite beer, wine, and liquor sales for on-site consumption within 1,000' feet of two existing churches as provided for by LDC Section 4.3.4. A and K. The existing restaurant is a family-friendly Mexican restaurant. The request does not include package sales.

Analysis

The subject property is an existing commercial plaza at the intersection of SE 58th Avenue and SE 5th Street. The business requesting the Special Use Permit is an existing restaurant with dine-in and outside seating. There are two churches within 1,000' of the subject property, New Covenant Worship Center and Abiding Hope EV Lutheran Church. The two churches are 315' and 822' away from the proposed use, measurement for this purpose is from the building line of the proposed use to the property line of the churches. Alcohol sales for on-site consumption in restaurants is normally a permitted activity within this zoning classification.



In reaching its decision, the Planning & Zoning Commission shall find that the following exist:

a. **Granting the proposed Special Use Permit will not adversely affect the public interest.** The requested Special Use Permit is for liquor, beer, and wine on-premises and package sales associated with an existing restaurant establishment. The principal use is food sales as a restaurant, the alcohol will be an accessory use.

b. **The proposed Special Use Permit request 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 Commercial within the Urban Growth Boundary. Future Land Use (FLU) Element Policies 1.1.5, 1.1.6, and 2.1.5, encourage increased densities/intensities of use in urban areas, while simultaneously protecting the character of neighborhoods. The SUP amendment request is consistent with the Comprehensive Plan as recommended.

c. **The proposed Special Use Permit request is compatible with land uses in the surrounding area.** The requested SUP is compatible with the existing restaurant use. The alcohol sale is a permitted use in the B-2 zoning, except in instances such as this, where churches are in close proximity. Liquor, beer and wine sales, in conjunction with existing restaurant establishments, are not likely to negatively affect land uses in the surrounding area.

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

ADJACENT PROPERTY CHARACTERISTICS			
Direction of Adjacency	**Future Land Use Designation**	**Zoning**	**Existing Use/MCPA Property Class**
North	Preservation	B-2 Community Business	(86) County Property
South	Commercial	B-2 Community Business	(16) Community Shopping Center
East	Medium Density Residential	R-4 Residential Mixed Use	(01) Improved Residential
West	Medium Density Residential	R-1 Single-Family Dwelling	(71) Church

Infrastructure

Access to the property is from SE 5th Street

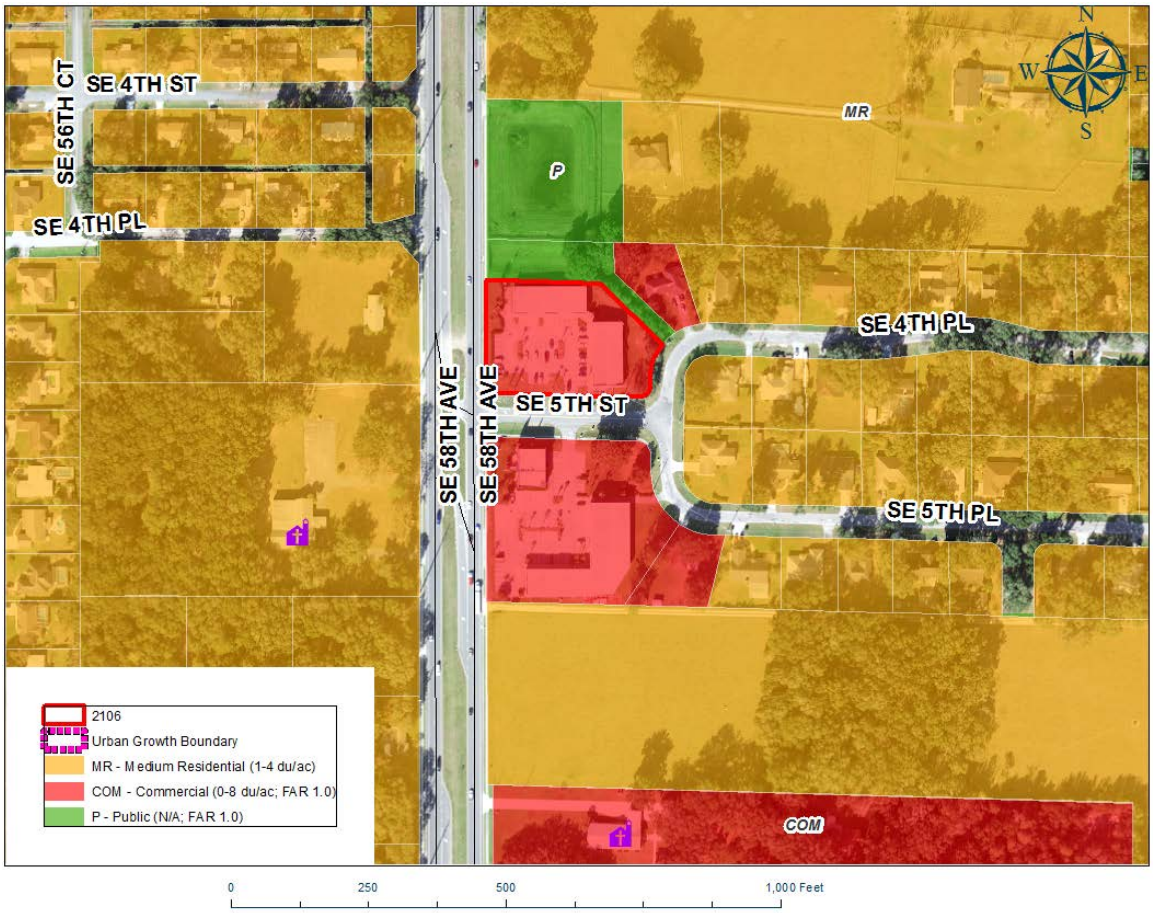
Road	Classification	Maintenance	Existing Conditions			
			Surface	No. Lanes	R/W Min. Width	R/W Deficiency
SE 58th Ave	Collector, Arterial (urban)	State	Paved	4	120’	
SE 5th Street	Major Local	County	Paved	2	80’	20’

Water/Sewer services are to be provided by Marion County Utilities.

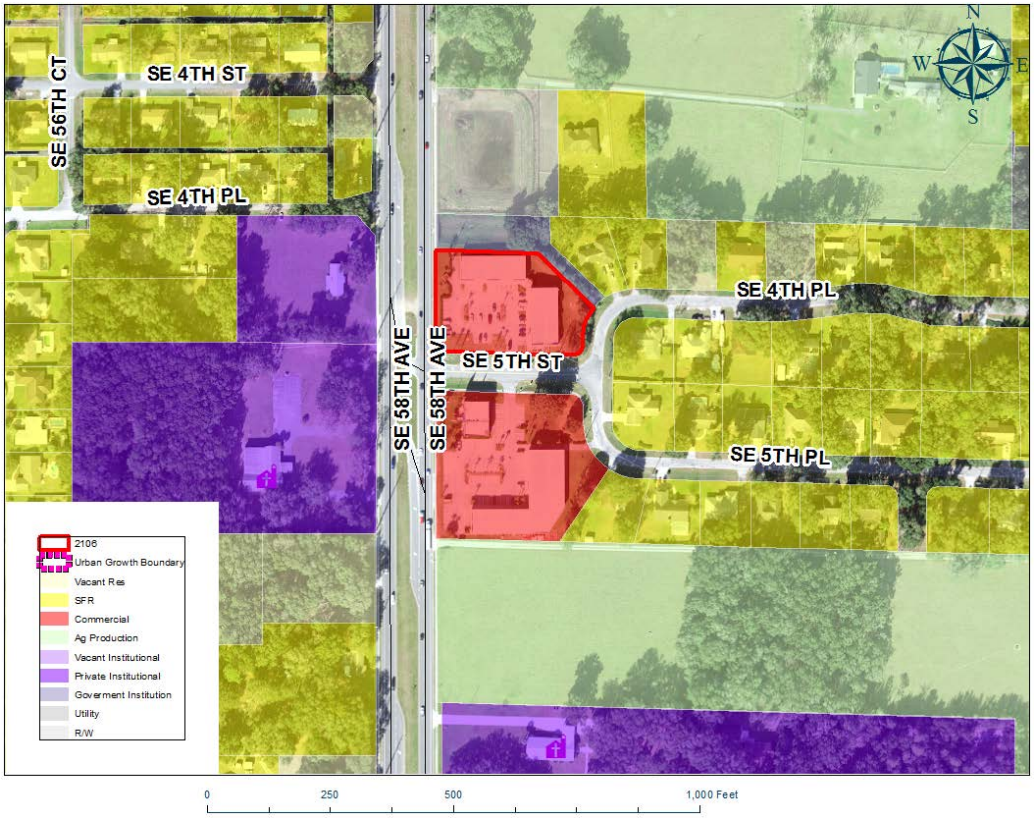
Utility	Service Area
Water	Marion County Utilities
Sewer	Marion County Utilities

Zoning

FLUM


SE 4TH ST
SE 56TH CT
SE 4TH PL
MR
P
SE 4TH PL
SE 5TH ST
SE 58TH AVE
SE 58TH AVE
SE 5TH PL
COM
N
W
E
S
2106
Urban Growth Boundary
MR - Medium Residential (1-4 du/ac)
COM - Commercial (0-8 du/ac; FAR 1.0)
P - Public (N/A; FAR 1.0)
0
250
500
1,000 Feet

MCPA


SE 4TH ST
SE 56TH CT
SE 4TH PL
SE 4TH PL
SE 5TH ST
SE 58TH AVE
SE 58TH AVE
SE 5TH PL
N
W
E
S
2106
Urban Growth Boundary
Vacant Res
SFR
Commercial
Ag Production
Vacant Institutional
Private Institutional
Goverment Institution
Utility
R/W
0
250
500
1,000 Feet

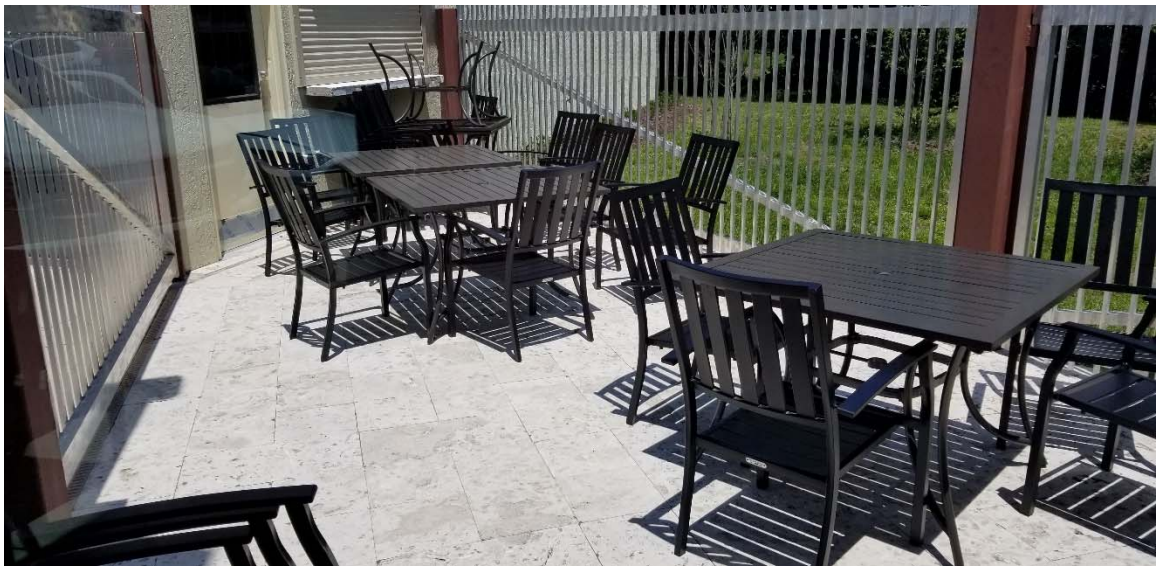
Staff Recommendation:

Approval with Conditions

1. The site shall be operated consistent with the application, the submitted conceptual plan, and conditions as provided with this approval.
2. The applicant shall maintain the proper licenses for the sale of beer, wine, and liquor from the State of Florida.
3. The sale/service of beer/wine/liquor shall be conducted in conjunction with normal business hours of Los Magueyes, 11 am to 10 pm.
4. This SUP does not include package sales.
5. The Special Use Permit shall run with the Applicant (Juan C Jaime with Los Magueyes) and not the property.
6. The Special Use shall terminate upon closure or sale of the business. Sale of the business shall constitute a requirement to re-apply for a Special Permit to continue operations.
7. The Special Use Permit shall expire June 15, 2026; however, it may be renewed administratively by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
    a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
    b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
    c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

Photos

1: The facade of the restaurant.



2: Outdoor seating.

3: SE 5th Street looking west toward 58th Ave (Baseline Road). Ingress/Egress is on the right.

DRC Staff Comments

1. DEPARTMENT: ENGDRN - STORMWATER REVIEW
   REVIEW ITEM: Special Use Permit
   STATUS OF REVIEW: INFO
   REMARKS: INFO. Stormwater is not opposed to the SUP. The site has an existing permitted stormwater system. If the impervious footprint of the site is expanding, a Major Site Plan or waiver will be required.

2. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
   REVIEW ITEM: Special Use Permit
   STATUS OF REVIEW: INFO
   REMARKS: It is understood that this restaurant is planned to operate out of an existing commercial building which allows for restaurant uses and that the purpose of the SUP is to allow for liquor service near a church. There are no traffic impacts associated with this request.

3. DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
   REVIEW ITEM: Special Use Permit
   STATUS OF REVIEW: INFO
   REMARKS: right turn out only. turn lanes already established for shopping center.

4. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Special Use Permit
STATUS OF REVIEW: INFO
REMARKS: APPROVED

5. DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Special Use Permit
STATUS OF REVIEW: INFO
REMARKS: n/a

6. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Special Use Permit
STATUS OF REVIEW: INFO
REMARKS: N/A

7. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Special Use Permit
STATUS OF REVIEW: INFO
REMARKS: no comments

8. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Special Use Permit
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Required to connect to water and sewer provided by Marion County Utilities. Parcel inside Silver Springs PFA.

9. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Special Use Permit
STATUS OF REVIEW: INFO
REMARKS: Existing bldg is in B-2 district, with restaurant as allowable use. SU required due to distance from existing church across SE 58th Ave.

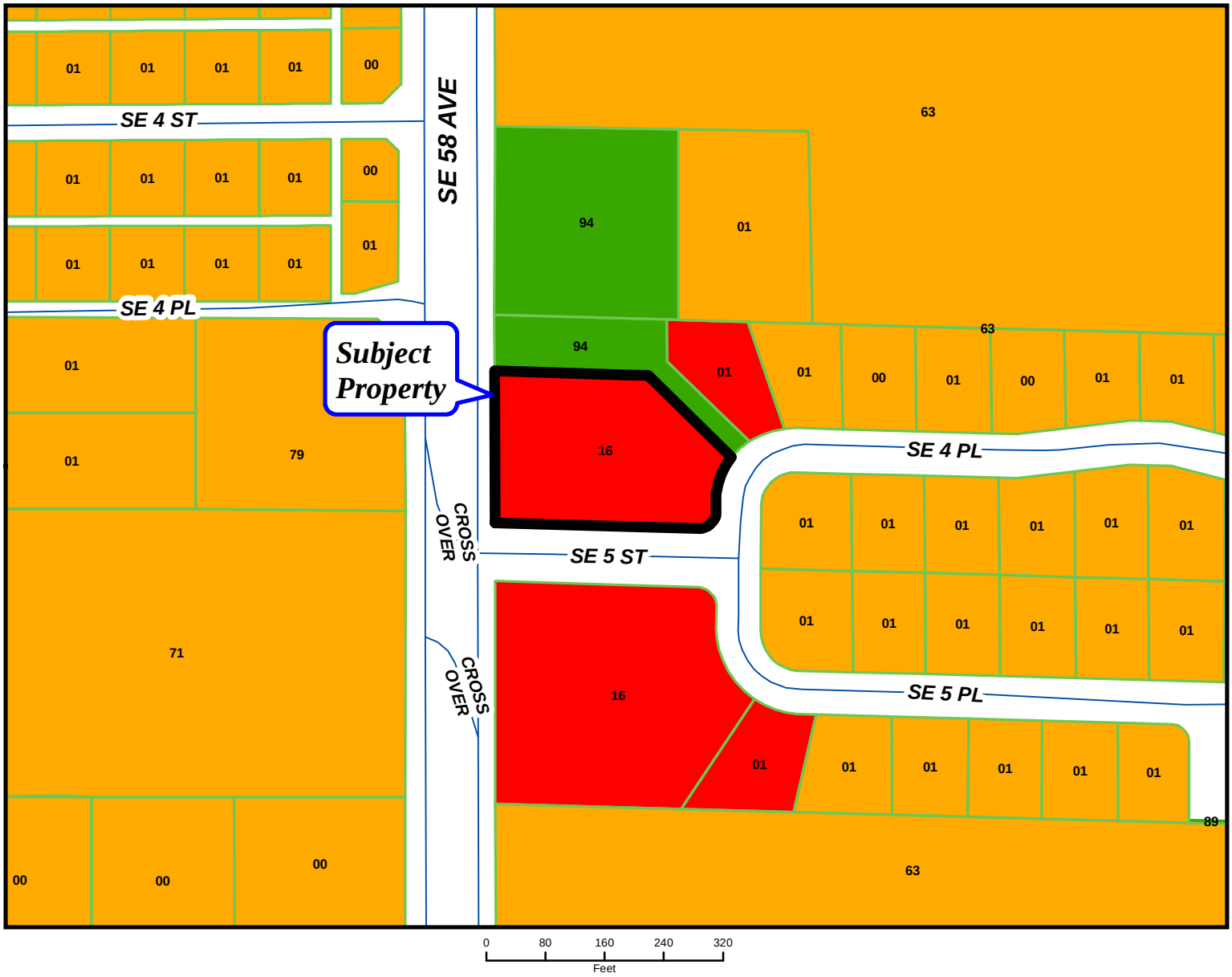
10. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Special Use Permit
STATUS OF REVIEW: INFO
REMARKS: Application request is currently being reviewed by Planning staff in preparation for P&Z hearing on 5/24/21.

Aerial: 210602SU

N

0 75 150 225 300
Feet

Existing Land Use Designation 210602SU



Use per MC Property Appraiser	
01	Single Family Res
50-69/99	Agricultural
00/10/40/70	Vacant
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

OWNER: AKBNB, LLC

AGENT: Juan C. Jaime

PARCEL(S): 31856-006-01

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.

N

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

2106025U
AR#: 26404
PA#: 31856-006-01

Marion County
Board of County Commissioners

Growth Services
2710 E. Silver Springs Blvd. Ocala, FL 34470
Phone: 352-438-2600 Fax: 352-438-2601

Re: LOS MAGUEYES REST. (Los Vatos Group, Inc.)

SPECIAL USE PERMIT APPLICATION - REGULAR - $1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Full Services Restaurant 4COP (SFS) - LIQUOR near Church 500 feet away

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** B-2 ✓

Parcel account number(s): 31856-006-01 Suite 1 and 2

Property dimensions: 3350 S/Feet **Total acreage:** ~~1.57~~ 1.28 ✓

Directions: Baseline Rd South of Ft. King Rd ? "Portion of" EAST SIDE OF ROAD, Situs: 5851 SE 5th St - Unit 1+2, Ocala FL.

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. **Please print all information, except for the Owner and Applicant/Agent *signature*.**

AKBNB, LLC c/o Ronald F. Benjamin ✓	Juan C. Jaime
Property Owner name (please print)	**Applicant or agent name (please print)**
314 Buttonwood LN ✓	5092 CR 125 B-1
Mailing Address	**Mailing Address**
Largo, FL, 33770	Wildwood, FL 34785
City, State, Zip code	**City, State, Zip code**
352-624-3500	carlosjaime8021@gmail.com
Phone number (include area code)	**Phone number (include area code)**
ALKRISRV@GMAIL.com	352-638-5658
E-mail address	**E-mail address**
Signature	*Signature*

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or **denied**. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY					
Project No.: 2020 04 0007	Code Case No.: NO			Application No.: 26404	
Rcvd by: EM	Rcvd Date: 3/9/21	FLUM: comm.		Zoning Map No.: 232	Rev: 07/1/2019

Sec. 18-15-23
"Peppertree Village"

1) Access to business will be of S.E. 5th street There will be a blacktop entrance which leads to parking spaces including handicap for customers to park. and also blacktop drive along one side of building for unloading.

2) The parking area will be blacktop. Equipped with handicap area.

3) Waste removal will be through waste management There is a dumpster out back with a privacy fence around the back part of the property.

4) power company is Ocala Electric.
Marion county utilities provides water & sewer.

5) property in front of building is landscaped with grass Bushes will be around front entrance.

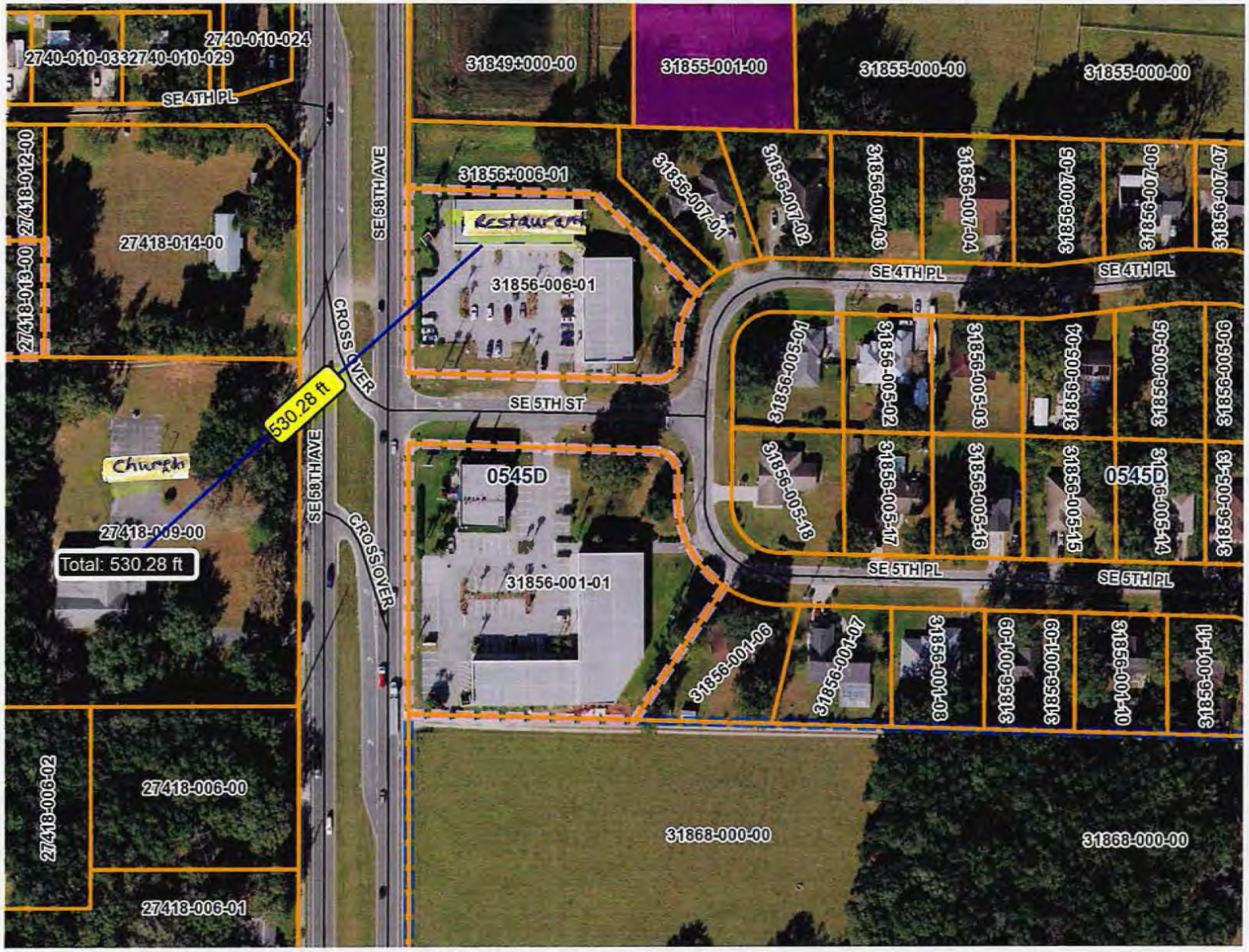
6) Business sign will be out front as per code.
It will be lighted for night display

7) As well as set backs will be in compliance with local codes & ordinances.

8) Business next door to south is salon creative cuts
Business to the west is puggys produce

9) yes we would be willing to meet any special conditions necessary to get his special use permit.

Marion County | Growth Services Viewer | Map Title #2106025U



Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Special Flood Hazard Areas - 1 Chance Flood
  - A - No Base Flood Elevation Deterr
  - AE - Base Flood Elevation Determi
  - AH - Area of Ponding 1-3 ft
- Other Areas
  - X - 0.2% Annual Chance Flood
  - X - 1% Annual Chance Flood Less
  - X - Areas Outside 0.2% Annual Ch
- 2008 FIRM Panel
- Transitional Flood Prone Areas
- Parcels
- Communication Towers
- Environmentally Sensitive Ove
- Family Divisions

1: 1,997

1 in = 0.03 Miles

N W E S

Notes

Creation Date: 3/9/2021

0.1 0 0.03 0.1 Miles

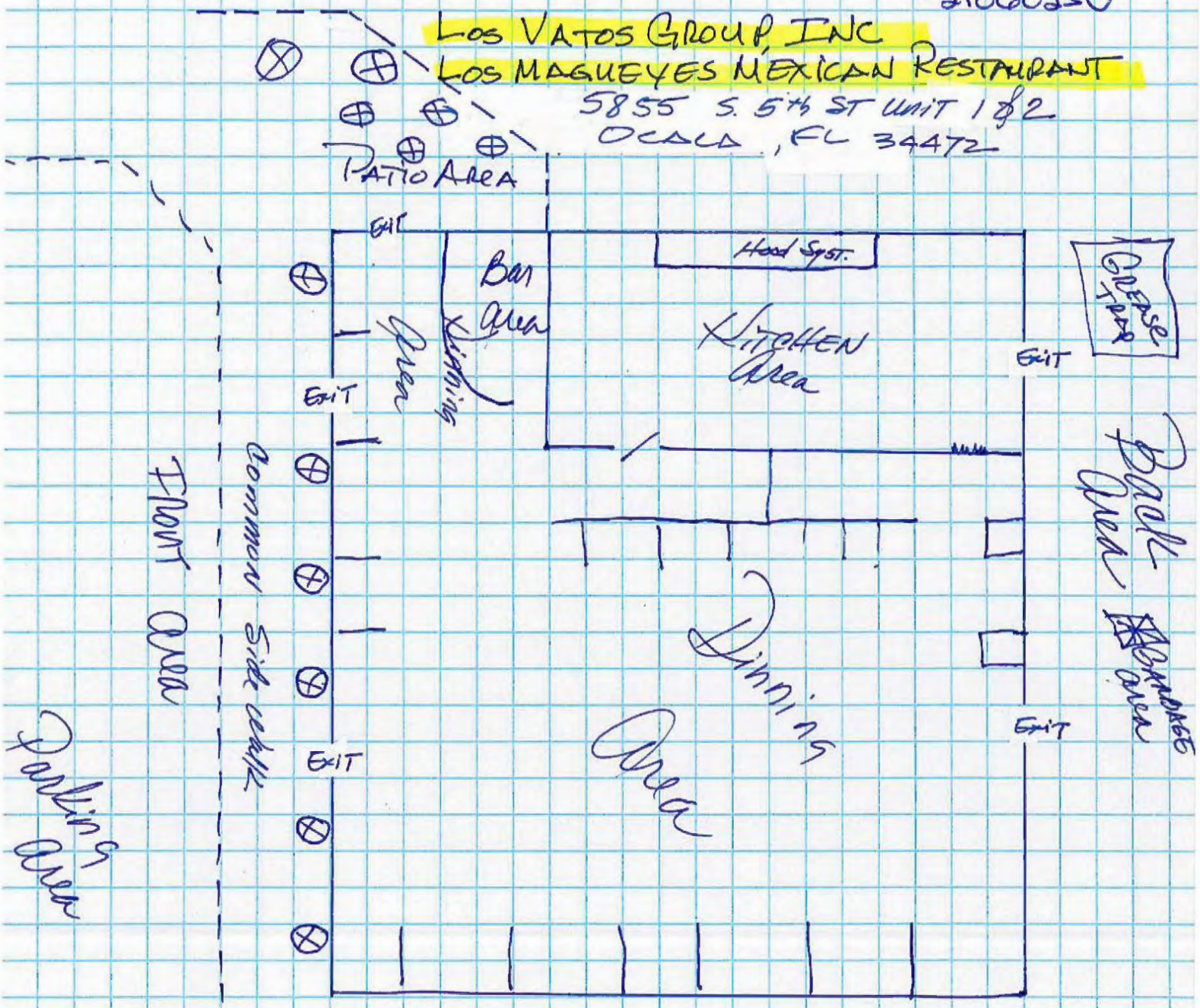
Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

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.

#2106025U

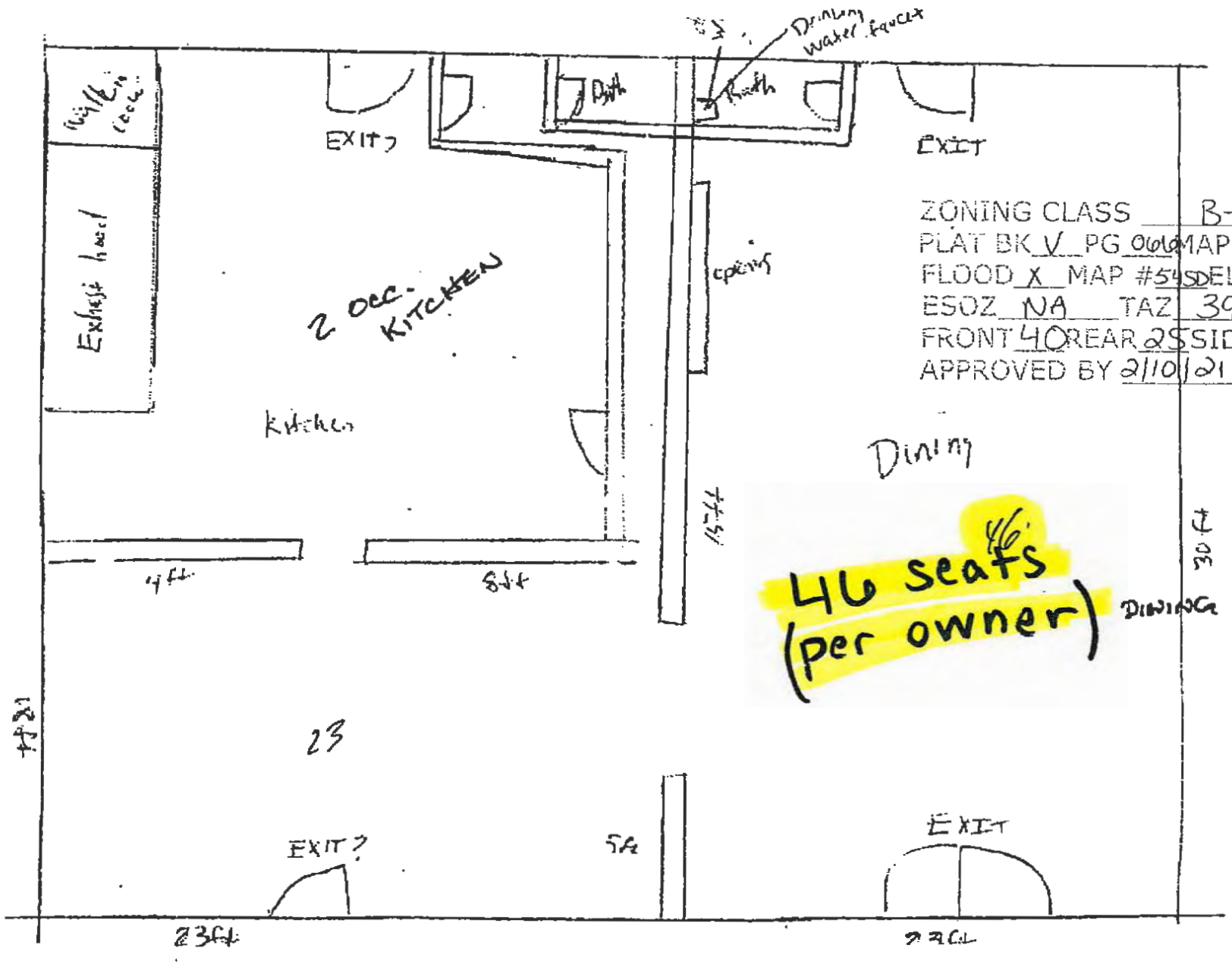
LOS VATOS GROUP, INC
LOS MAGUEYES MEXICAN RESTAURANT
5855 S. 5th ST UNIT 1 & 2
OCALA, FL 34472



2021020770

31856-006-01

SCANNED



ZONING CLASS B-2
PLAT BK V PG 066 MAP # 232
FLOOD X MAP #54 SD ELEV —
ESOZ NA TAZ 3985
FRONT 40 REAR 25 SIDE 10
APPROVED BY 2/10/21 KB

permit 2021020770

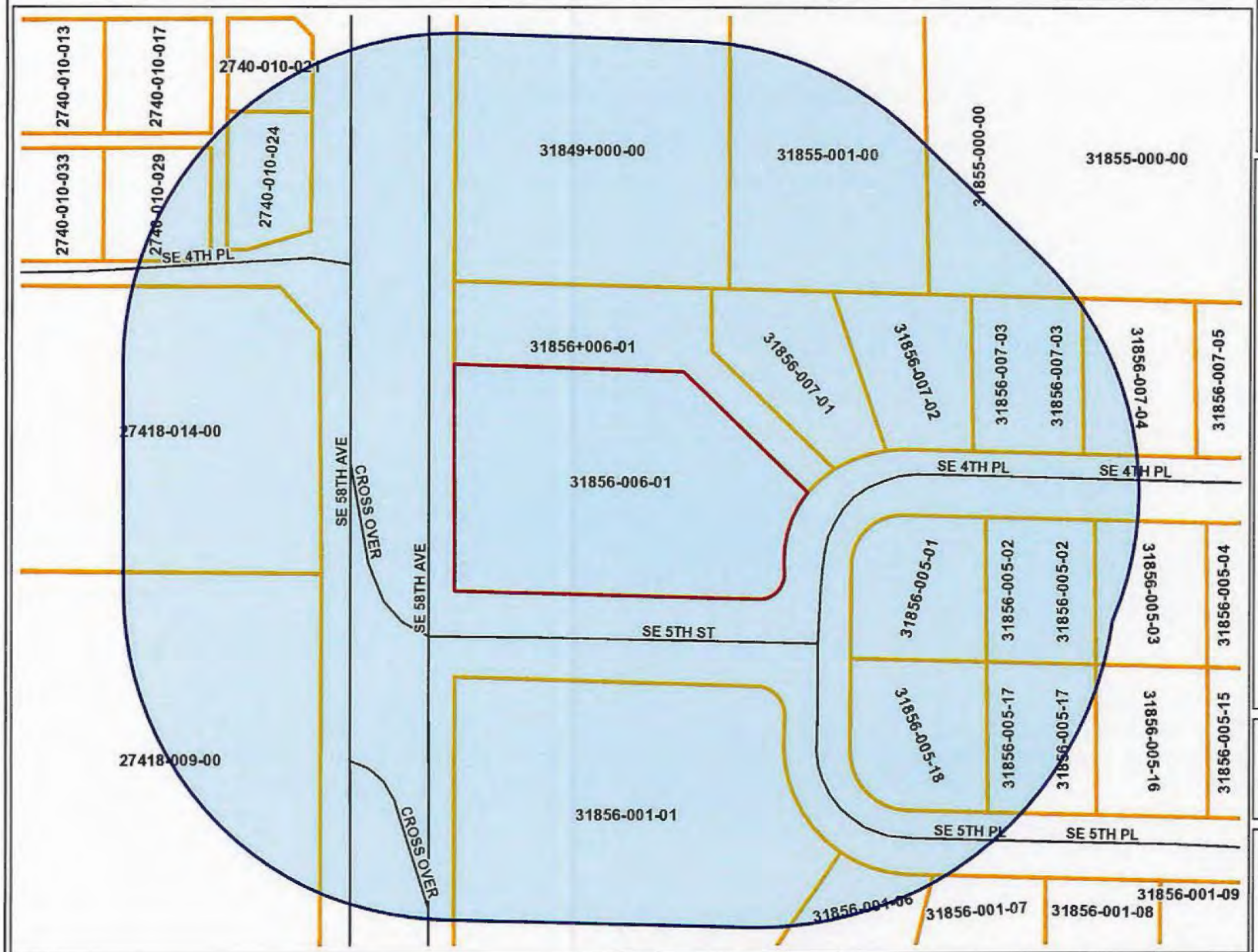
SCANNED

20210207 70

31850-000-01

permit 20210207 70

Marion County | Growth Services Viewer | 2106.02.SU AKBNB, LLC



Legend

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

1: 1,607

1 in = 0.03 Miles

N W E S

Notes

C/O: RONALD F. BENJAMIN
AGENT: JUAN C. JAIME

300'

Creation Date: 4/1/2021

0.1 0 0.03 0.1 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

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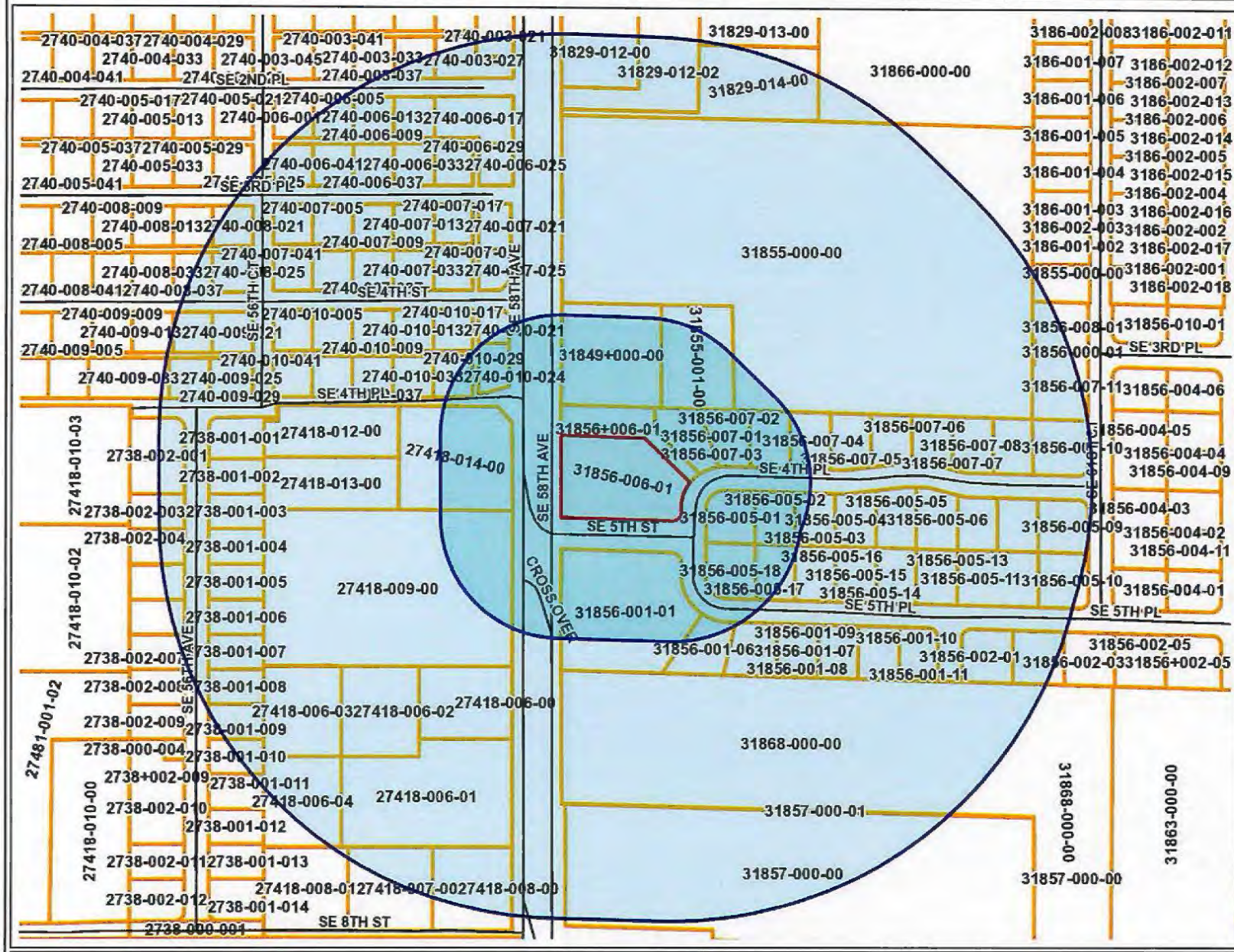
Marion County | Growth Services Viewer | 2106.02.SU AKBNB, LLC



Legend

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

1: 4,373

1 in = 0.07 Miles

Notes

C/O: RONALD F. BENJAMIN
AGENT: JUAN C. JAIME

1000' NOTIFICATION OF CHURCHES, SCHOOLS and PUBLIC PARKS

Creation Date: 4/1/2021

0.1 0 0.07 0.1 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

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Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2021-3137 **Agenda Date:** 5/24/2021 **Agenda No.:** 1.5.

SUBJECT:
210605Z - Alfredo Rivera Torres, R-1 to R-4, .22 Acres

DESCRIPTION/BACKGROUND:
210605Z - Alfredo Rivera Torres, 1230 NE 39th Road, Ocala, FL 34470, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from R-1 (Single Family Dwelling), to R-4 (Residential Mixed Use) for all permitted uses, on approximately .22 Acres, on Parcel Account Number 2323-003-007.

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

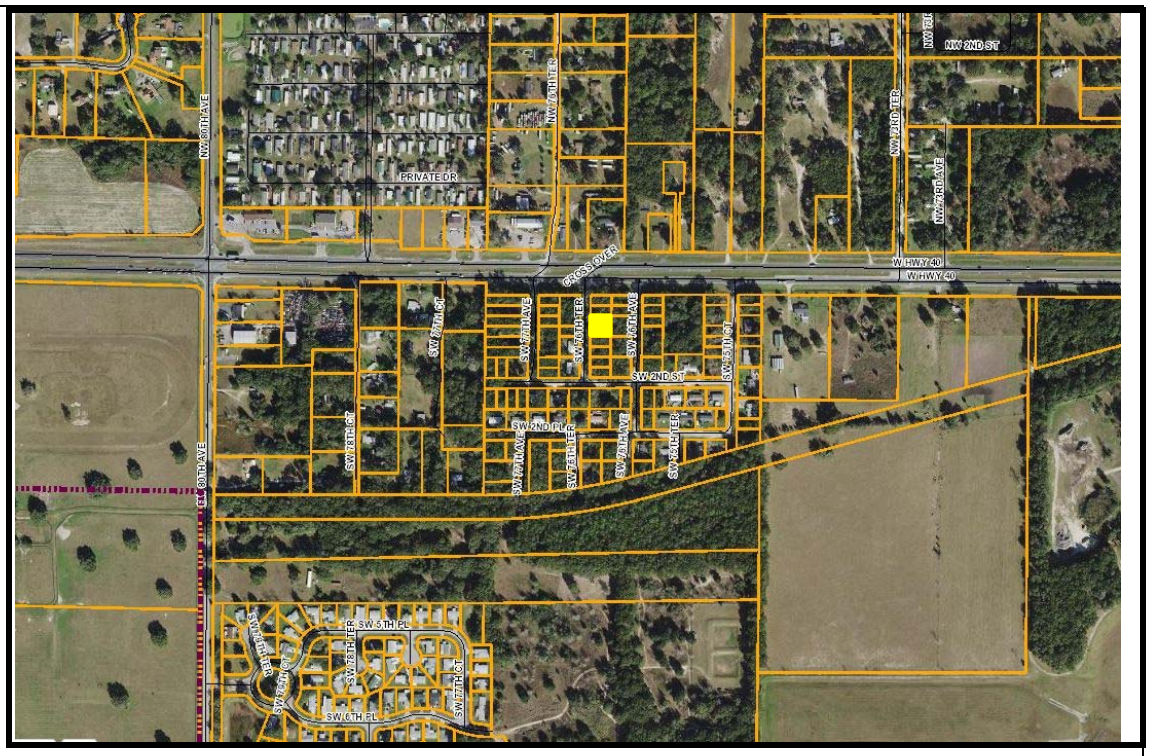
Future Land Use
Medium Density Residential

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 CHARACTERISITICS			
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.

Staff Recommendation:

Approval

All proposed uses of the property will conform to the permitted uses of the R-4: Mixed Residential zoning designation.

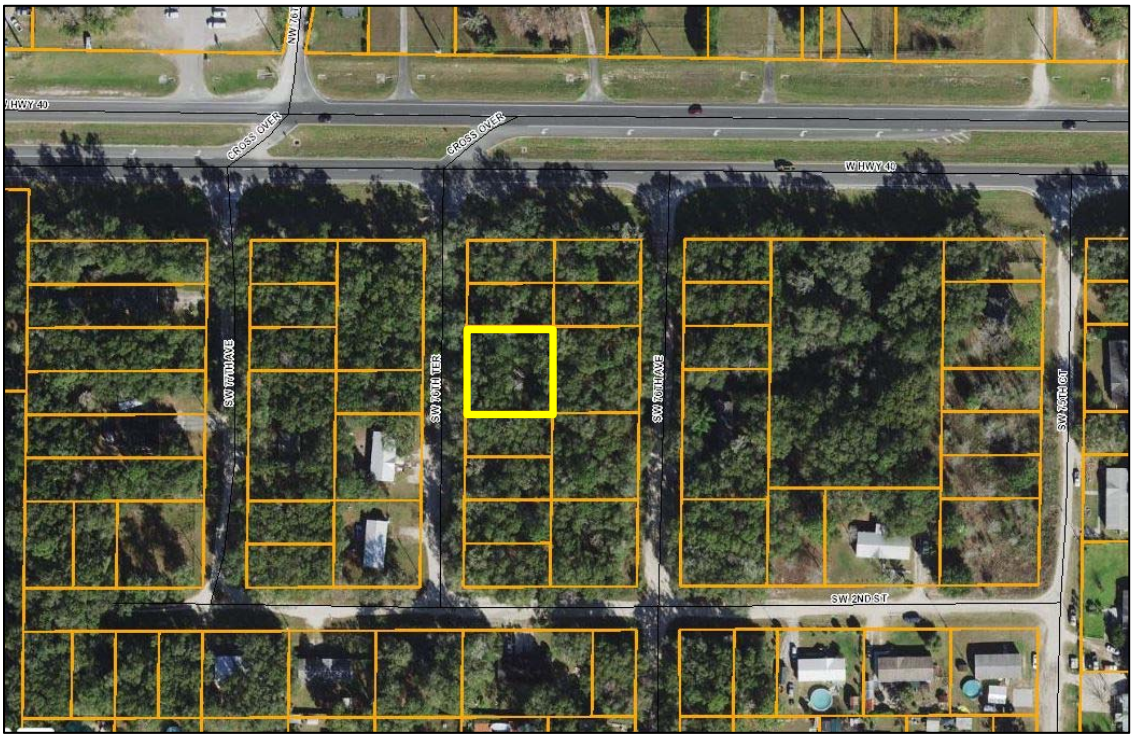
Zoning

The subject parcel is currently zoned R-1: Single Family Residential. It is surrounded by R-1 and R-4 zoning.

Land Use

The subject parcel is Medium Density Residential. It is surrounded by other Medium Density Residential.

Photos

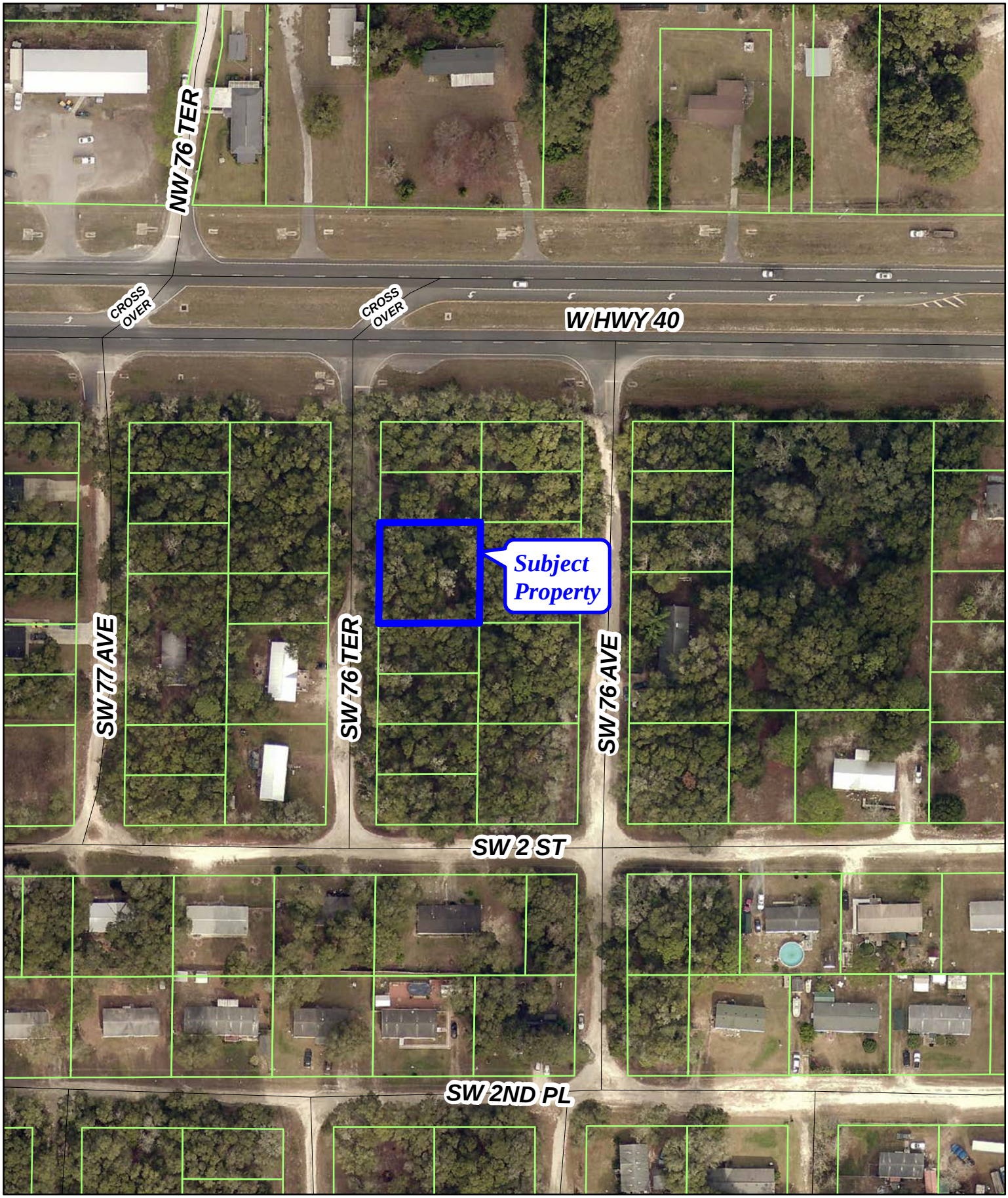


Facing Southwest

Facing North to SR 40

Facing West

Aerial: 210605Z



N

0 75 150 225 300
Feet

Existing Land Use Designation 210605Z

Use per MC Property Appraiser	
01	Single Family Res
50-69/99	Agricultural
00/10/40/70	Vacant
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

OWNER: Alfredo Rivera Torres

AGENT: Same

PARCEL(S): 2323-003-007

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.

N

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

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

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

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

Situs: 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)	**Applicant or agent name (please print)**
1230 NE 39Rd Ocala	
Mailing address	**Mailing address**
Ocala FL. 34470	
City, state, zip code	**City, state, zip code**
787-239-7117	
Phone number (please include area code)	**Phone number (please include area code)**
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: EM **DATE** 3/19/21 **ZONING MAP NO.:** 128

Rev 07/02/2019

"Meeting Needs by Exceeding Expectations"

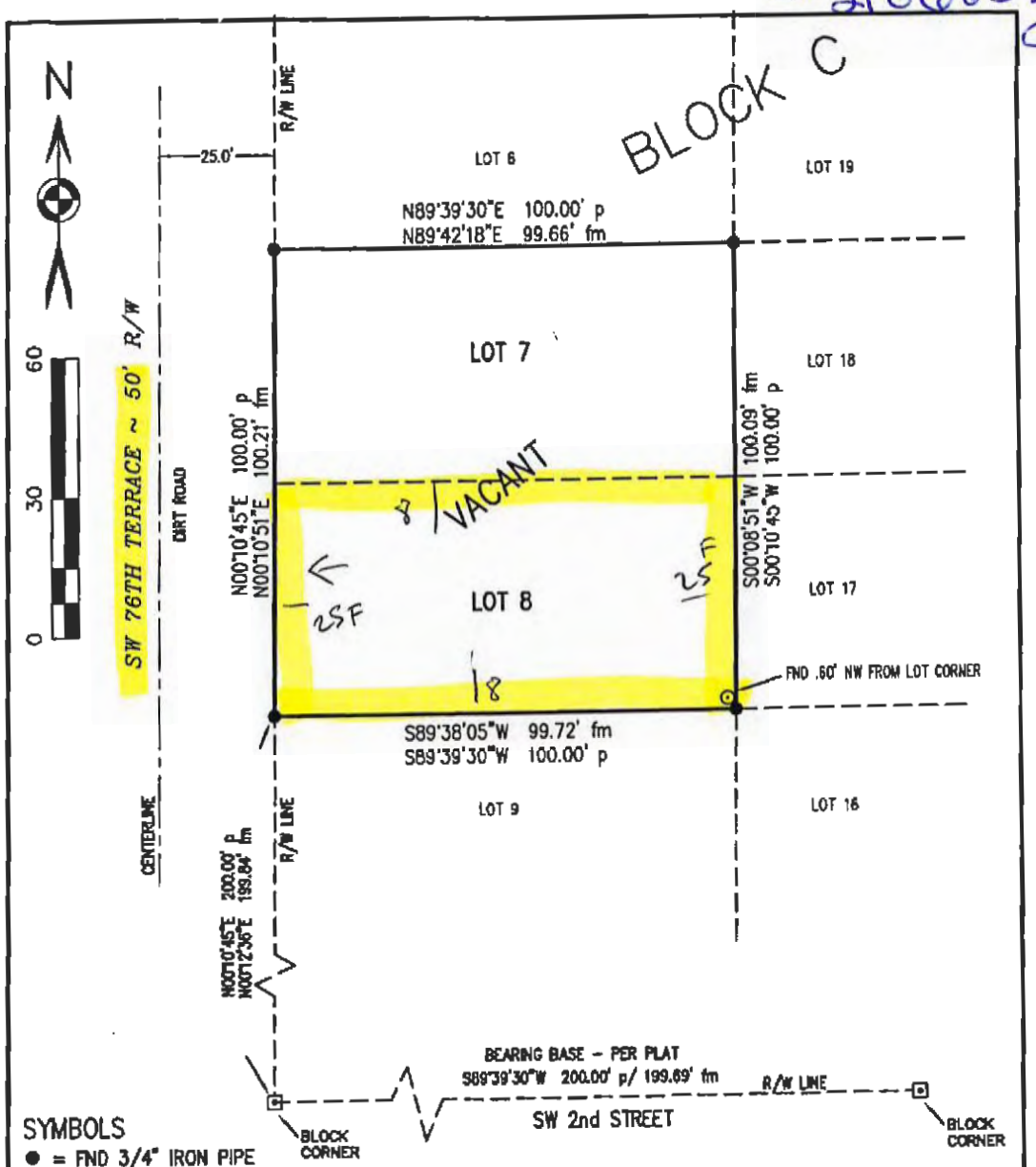
PRJ - 2021030069

www.marioncounty.fl.org

AR - 26468

Sec. 18-15-21
"Kings Park"

2323/003-007.
#2106053



SYMBOLS

- ● = FND 3/4" IRON PIPE
- ⊡ = FND CM, NO ID
- ⊙ = FRC #5058
- —⋀— BROKEN LINE: NOT TO SCALE

LEGAL DESCRIPTION – FURNISHED

LOTS 7 AND 8, BLOCK C, OF KINGS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 93, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CERTIFIED TO:

ALFREDO RIVERA TORRES
BRICK CITY TITLE INSURANCE AGENCY, INC.
ALLIANT NATIONAL TITLE INSURANCE COMPANY

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

01-19-21

RICHARD J. WHITT
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5456
STATE OF FLORIDA

RICHARD J. WHITT CERTIFICATE NO. 5456 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

ABBREVIATIONS

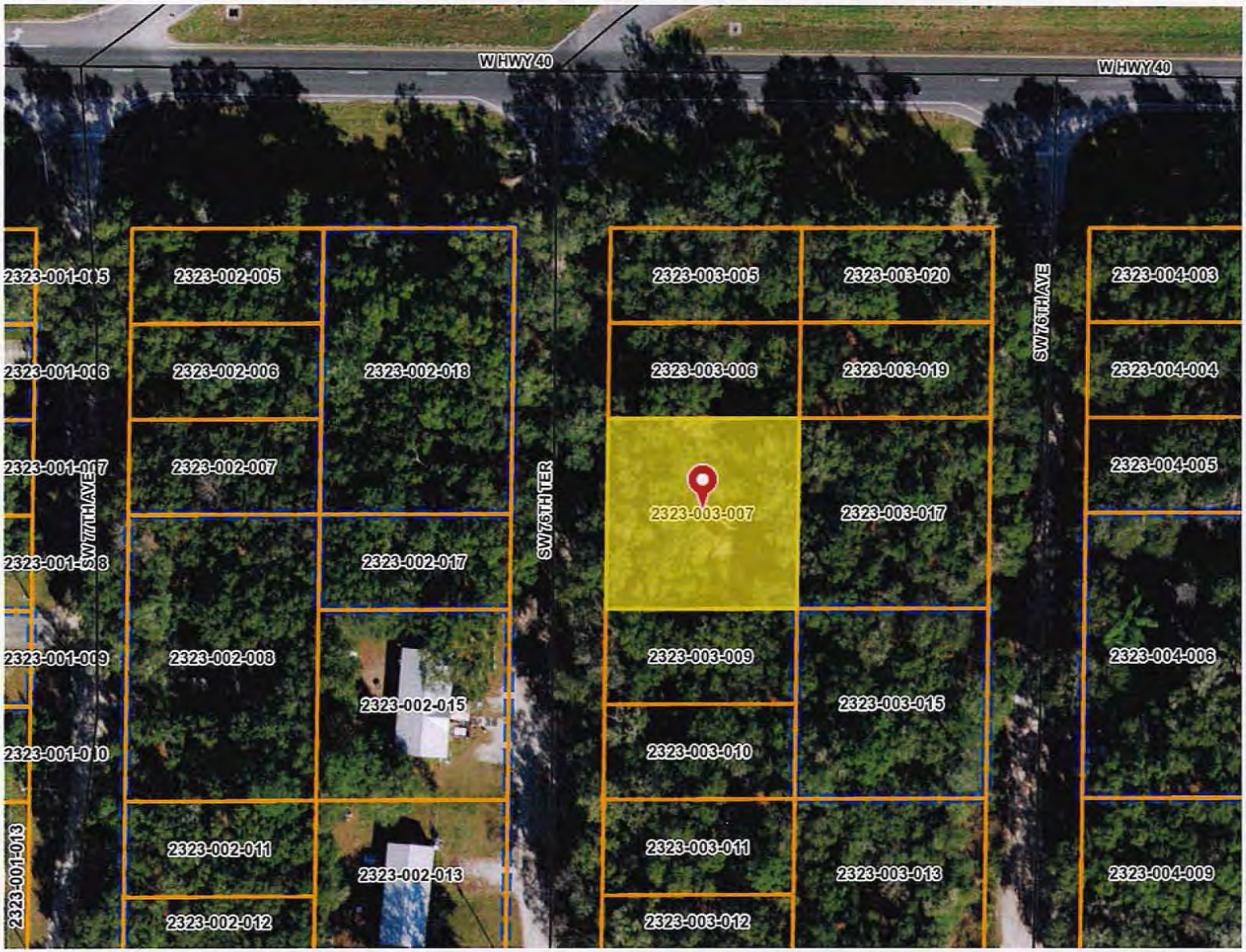
FIP = FOUND IRON PIPE
FRC = FOUND 5/8" REBAR & CAP
CM 4"x4" CONCRETE MONUMENT
C/L CENTERLINE – R/W RIGHT OF WAY
fm FIELD MEASURED / p PER PLAT
° DEGREES ' MINUTES WHEN USED IN A BEARING
" SECONDS WHEN USED IN A BEARING
' FEET WHEN USED IN A DISTANCE
N= NORTH S= SOUTH E= EAST W= WEST
" INCHES WHEN USED IN A SIZE OR DISTANCE
L.B. LICENSED BUSINESS ~ FND. FOUND

NOTES

1. THIS SURVEY IS ONLY VALID FOR THE ENTITIES NAMED IN THE CERTIFICATION AND SHALL NOT BE REPRODUCED OR RELIED UPON BY ANY OTHER INDIVIDUALS OR ENTITIES WITHOUT THE CONSENT OF RICK WHITT SURVEYING, INC.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. FLOOD ZONE NOT DETERMINED.

Rick Whitt Surveying, Inc. – L.B. #7021 3423 E. Silver Springs Blvd. #7, Ocala, Fl 34470 352-624-1513 / SURVEYOCALA@GMAIL.COM	BOUNDARY SURVEY Sheet 1 of 1	Survey Date: 01/15/21 Scale: 1"=30' Job: 21-005

Marion County | Growth Services Viewer | Map Title



Legend

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

1: 940

1 in = 0.01 Miles

N W E S

Notes

Creation Date: 3/19/2021

0.0 0 0.01 0.0 Miles

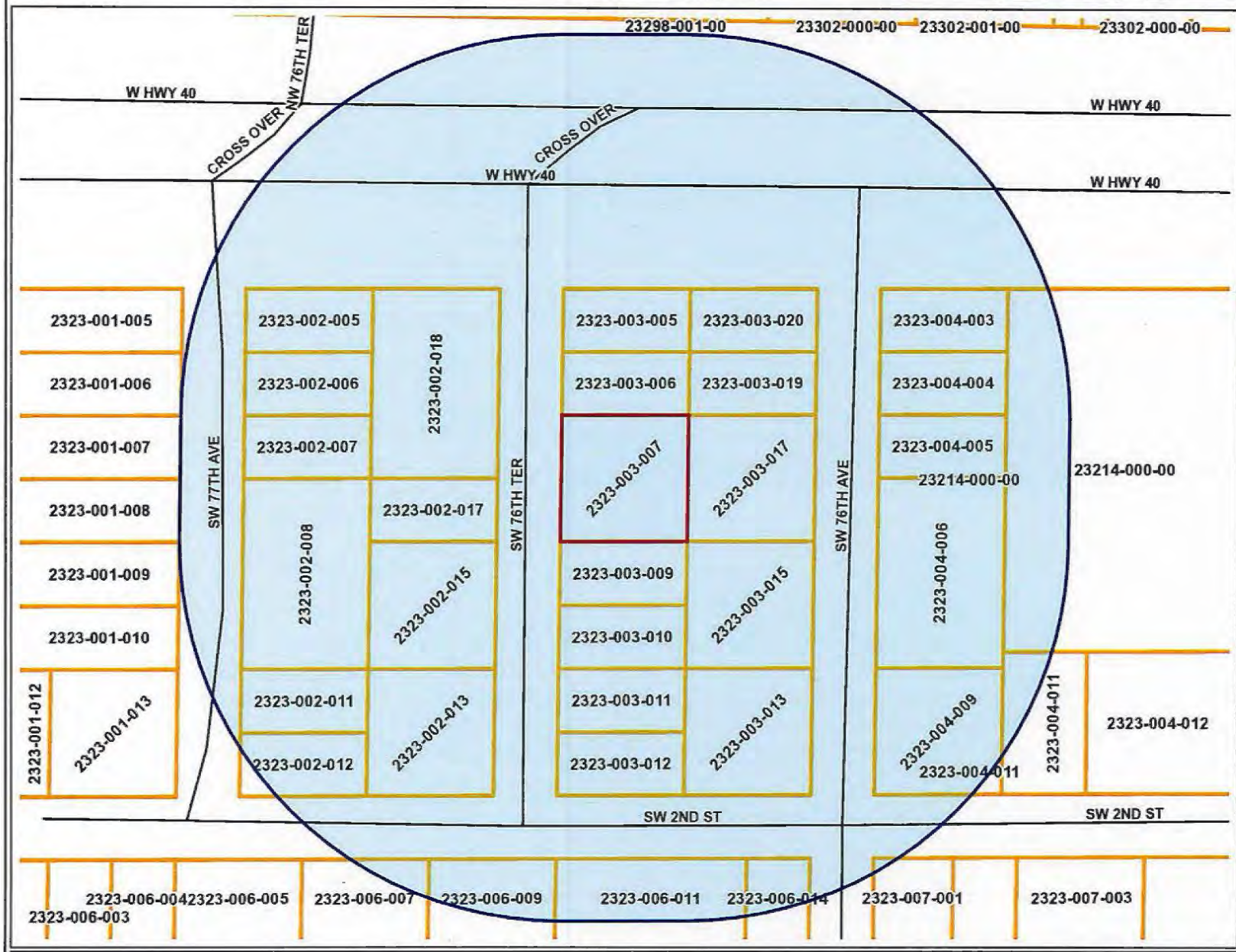
Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

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.

Marion County | Growth Services Viewer

2106.05..Z TORRES



Legend

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

1: 1,384

1 in = 0.02 Miles

Notes

AGENT: n/a

Creation Date: 4/1/2021

0.0 0 0.02 0.0 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.

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2021-3135 **Agenda Date:** 5/24/2021 **Agenda No.:** 2.1.

SUBJECT:
210603SU - Victory Academy Ocala, Inc. Carey Jones, Special Use Permit in A-1, 3.85 Acres

DESCRIPTION/BACKGROUND:
210603SU - Victory Academy Ocala, Inc., c/o Carey V. Jones, 5124 NE 7th Place, Ocala, FL 34470, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to establish a school (private) for up to 100 students in various grades from Pre-K to 8th grade, using the existing site improvements while adding an additional building (up to 8,500 sq. ft.), and allowing 46 existing grass parking spaces to remain grass, in an A-1 (General Agriculture) zone, on approximately 3.85 Acres, on Parcel Account Number 36778-000-00.

MARION COUNTY GROWTH SERVICES

5/14/2021 | **P&Z: 5/24/2021 BCC: 6/15/2021**

Item Number
20210603SU
[AR# 26568]

Type of Application:
Special Use Permit (SUP)

Proposed Use:
School (Private; Pre-K to 8th Grade with no high school, up to 100 students)

Future Land Use:
Rural Land

Zoning:
A-1 (General Agriculture)

Parcel #/Acreage:
36778-000-00/±3.85 ac.

Location: 20 SW 87th Place; SW Corner at S. Magnolia Avenue and SW 87th Place.

Existing Use:
Church (SUP 20030805SU; Resolution 03-R-231)

Owner/Applicant(s):
Victory Academy of Ocala, Inc.

Applicant(s):
Robert Van Fleet

Staff Recommendation:
Approval with Conditions

P&Z Recommendation:
TBD

Project Planner
Christopher Rison, Senior Planner

Code Enforcement Action: No active cases.

Item Summary
Staff is recommending **APPROVAL WITH CONDITIONS** for a Special Use Permit (SUP) Application, submitted pursuant to Section 2.8.1 of the Marion County Land Development Code (LDC), to allow a school (Private; Pre-K through 8th Grade; no high school) at an existing ±3.85 acre church site zoned A-1 (General Agriculture). A current SUP for the church is in place (20030805; 03-R-231). The school is currently using facilities on the College of Central Florida campus and seeking this SUP Application provide for moving to this location and expected student body increases by adding a modular building to the site for the school use. The applicant provided information noting the current school enrollment is 59 students and an initial increase to 75 students is anticipated; further the applicant has verbally requested to accommodate up to 100 total students. The timing of the increase to the maximum 100 students is unknown at this time.

Public Notice
Notice of public hearing was mailed to eight (8) property owners within 300 feet of the overall subject property.

Location
The site is located at 20 SW 87th Place and forms the SW corner of the S. Magnolia Avenue and SW 87th Place intersection.

Background
The site is the existing Journey Church (2,600 GSF) site completed in 2004. Future Land Use Element (FLUE) Policy 2.1.8 allows community facilities including schools to be considered in the Rural Lands through the Special Use

Existing Structure(s):
Church (2004) – 2,600 SF

Policy 2.1.16: Rural Land (RL) This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use. The following special provisions shall apply for new development not meeting the base density, as further defined in the LDC…

Policy 2.1.8: Community Facilities in Rural Areas Community facilities, such as schools, churches, synagogues, community centers and day-care centers may be located in Rural Areas, Hamlet developments, and Cluster Density Bonus developments by means of the Special Use Permit process, as further defined in the LDC.

Permit process. The site is surrounded by various acreage tracts, typically developed with residences. An exception is the Good Shepard Presbyterian Church of Ocala's church and private school located to the north, across SE 87th Place. The surrounding future land use designations, zonings, and existing uses are listed in the following table:

TABLE 1. ADJACENT PROPERTY CHARACTERISITICS

Direction	FLUM Designation	Zoning	Existing Use per Appraiser Property Code
N	Rural Land	A-1 (General Agriculture)	Good Shepard Church & School
S	Rural Land	A-1 (General Agriculture)	Residence (1981:2,342 SF)
E	Rural Land	A-1 (General Agriculture)	MH Residence (2000:1,080 SF)
SE	Rural Land	A-1 (General Agriculture)	Vacant Ag Tract
W	Rural Land	A-1 (General Agriculture)	Residence (1940:1,012 SF) & Residence (1948:672 SF)
SW	Rural Land	A-1 (General Agriculture)	Residence (2105: 1,730 SF)

Request

The applicant proposes to establish a private school for grades Pre-K through 8th Grade with no high school grades (9-12th). The current student body is 59 students and an initial increase to 75 students is expected with the establishment of this facility, with the potential for an additional 25 students, up to 100 total students.

The applicant's SUP Application was accompanied by Findings of Fact and a Concept Plan showing the proposed school building in the southern portion of the site. The existing on-site church and its grass-parking area will remain in the northern portion of the site. The proposed school will be up to 8,250 SF anticipated to be a modular commercial structure. The applicant has verbally indicated the modular may be installed in phases depending on funding, timing, and availability, with the indicated structure as the expected maximum size.

Development of the school will include improving and extending the current driveway south to pass by the proposed school building then turn east to connect to S. Magnolia Avenue; thereby providing two access points to the site. Paved parking for the school (staff, teachers, etc.) will provided along with a student drop-off area. The existing church will remain and continue to be used for church purposes; however school student/faculty assemblies will also be conducted in the church building as needed. A play area is proposed in the SE portion of the site adjoining the school and "interior" to the proposed driveway; any play area will be subject to state facility requirements based on the number of students enrolled.

The plan proposes a 15-foot wide C-Type Buffer along the east side of the site along S. Magnolia Avenue corresponding to the site development area of the school, consistent with current LDC buffer requirements. However, no buffer is currently in place along the existing church's right-of-way boundaries at this time. Records indicate the existing church site was approved via a building permit as it did not exceed 9,000 SF of impervious surface. The proposed improvements will require a new Major Site Plan for the site, inclusive of the existing church improvements, and will require providing for a complete buffer along the site's roadway frontages.

A 25-foot wide "vegetative buffer" is proposed along the site's south and west sides, but the type/form is not specified as the intent is to not clear those boundaries of existing vegetation as the undeveloped portions of the site are forested, etc. As a private school with the church, B-Type Buffer that is at least 25-foot wide and includes a wall is ordinarily required by the LDC (COM to AG).

However, staff notes the adjoining property to the south is an existing 40-foot wide flag to a property to the southwest, and aerial imagery indicates belongs of the adjoining property owner to the west may be encroaching on to this site. As part of the Major Site Plan process, a full site survey will be required to verify any encroachment. Given these circumstance, staff does not object to maintaining the south and west boundaries in their current "vegetative state" as an alternative to providing a formal B-Type Buffer.

Infrastructure

The site forms the SW corner at S. Magnolia Avenue and SW 87th Place. An existing SW 87th Place driveway is in place, and a second S. Magnolia Avenue driveway is proposed. Projected traffic for the maximum of 100 students based on the ITE Trip Gen Manual 10th Edition would result in the following potential traffic impacts:

- Weekday Average Annual Daily Trips: 411 (205 enter/206 exit)
- PM Peak Hour Trips: 62 trips (29 enter/33 exit)

Final access design will require suitable analysis in conjunction with the Major Site Plan including driveway and access design review and approval by the Office of the County Engineer. Traffic and/or access improvements may be required as the adjoining intersection is currently un-signalized.

TABLE 2: ROADWAY STATUS AND CONDITIONS

Road	Class	Maint.	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
S, Magnolia Ave.	Arterial	County	Paved	2	±66'	±54'
SW 87th Place	Collector	County	Paved	2	±66'	±54'

The site is not within the Urban Growth Boundary, and Marion County Utilities does not have any facilities within connection distance to the site. As such, the site receives potable water and sanitary sewer service from on-site facilities and will continue to do so.

TABLE 3: UTILITY SERVICES

Utility	*Service Area*
Water	On-site private potable water service
Sewer	On-site private sanitary sewer services

Analysis

In reaching its decision, the Commission must address the following:

1. **Granting the proposed use will not adversely affect the public interest.** The overall site is an existing church. The addition of a limited private school would increase the use of the site; however the limited scope and property size will establish maximum development levels. The site will generally remain in its current state, however with the addition of the school building the site's buffers will be improved to comply with the LDC along with the completion of a current Major Site Plan for the site. Development of the site's new improvements will be required to comply with LDC provisions. *The proposed use, as recommended, will not adversely affect the public interest.*

2. **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 the site as Rural Land where schools may be established as community facilities per the

Comprehensive Plan. The LDC then identifies schools as SUP uses in the A-1 zoning. The existing church on this site, and the Good Shepard Church and School were established under these Comprehensive Plan and LDC provisions. *The proposed use, as recommended, is consistent with the Comprehensive Plan*.

3. **The proposed use is compatible with land uses in the surrounding area.** The proposed use will use an existing developed site, providing for its further development that will require completing a Major Site Plan for the site's cumulative improvements. Two schools are currently located along S. Magnolia Avenue, with the Good Shepard School immediately to the north. Approving the proposed school will allow a use already familiar to area travelers rather than potentially initiating it as a "new use" in an area without such uses. Final traffic review with the Major Site Plan will determine final traffic improvements and/or access improvements needed. The provision of buffering along both S. Magnolia Avenue and SW 87th Place will bring the site into compliance with LDC buffer standards. T*he proposed use, as recommended, will be compatible with the surrounding area.*

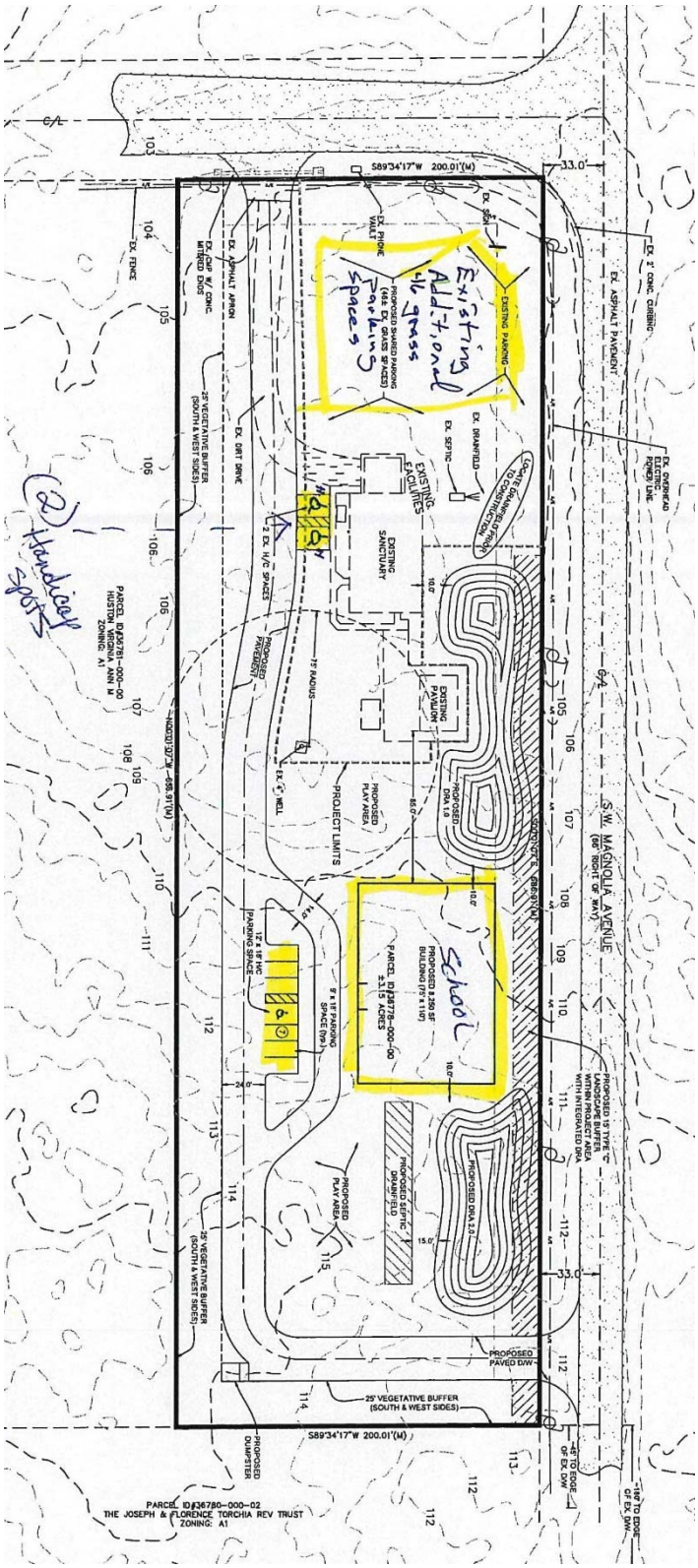
Staff Recommendation: APPROVAL WITH CONDITIONS:

1. The private school shall be operated consistent with the applicant's Special Use Permit (SUP) Application, the plans referenced herein, and the conditions as provided in this SUP.
2. The private school may offer school grades Pre-K through 8th Grade; no high school (Grades 9 through 12th), up to a maximum total of 100 students, in any grade combination.
3. The school's operations shall occur within the proposed modular commercial structure consistent with the following:
    a. The school building shall not exceed 8,250 square feet.
    b. The school building may be a modular commercial structure or a site-built commercial structure, subject to compliance with applicable building and land development requirements for the placement and/or construction of the school.
4. Student/faculty assemblies may also be conducted in the 2,600 square foot existing church building on-site as part of the overall school operation.
5. Development of the school and use of the church building for assemblies will be required to obtain appropriate building permits, new structure and/or change of use, for the student occupancy. The school use will be subject to impact fees per Marion County Code, along with annual fire permit, fire inspection, and enrollment disclosure.
6. Expansions to the area/footprint of the school or to expand existing church are prohibited; however, a new Special Use Permit application may be submitted for consideration to expand the uses/operations, subject to then review and approval considerations as provided in the Land Development Code (LDC).
7. Major Site Plan review and approval will be required for the site, including updating the full site to achieve compliance per existing LDC provision (e.g., stormwater design, buffers, parking, etc.). This Special Use Permit shall run with the owner (Victory Academy of Ocala, Inc.) and not the property. In the event the property is sold,

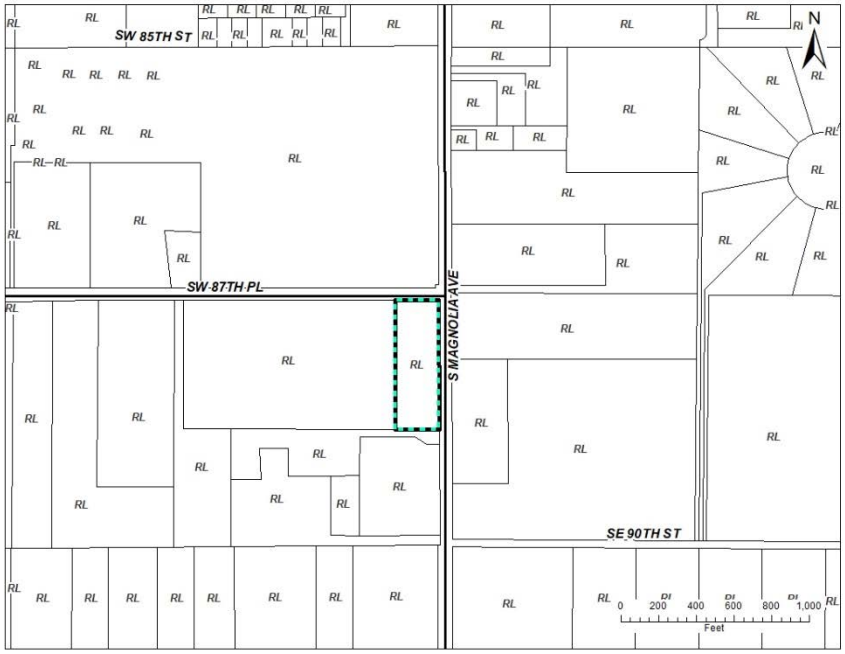
	the Special Use Permit shall terminate. A Special Use Permit Application for consideration to reassign, renew/extend and/or modify this Special Use Permit may be submitted in the future, subject to then review and approval considerations as provided in the LDC.

PROPOSED CONCEPT PLAN EXCERPT

^
N



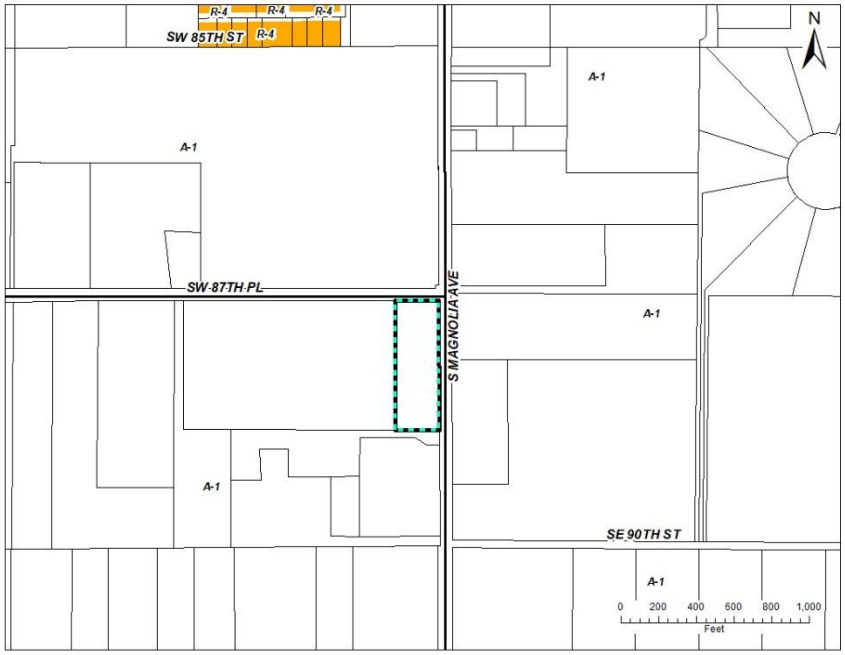
EXISTING FUTURE LAND USE DESIGNATION



LEGEND

- RL - Rural Land (1 du/10 ac)
- LR - Low Residential (0-1 du/ac)
- MR - Medium Residential (1-4 du/ac)
- HR - High Residential (4-8 du/ac)
- UR - Urban Residential (8-16 du/ac)
- RAC - Rural Activity Center 0-2 du/ac; FAR 0.35)
- COM - Commercial (0-6 du/ac; FAR 1.0)
- EC - Employment Center (0-12 du/ac; FAR 2.0)
- CD - Commerce District (N/A; FAR 2.0)
- P - Public (N/A; FAR 1.0)
- PR - Preservation (N/A; N/A)
- M - Municipality

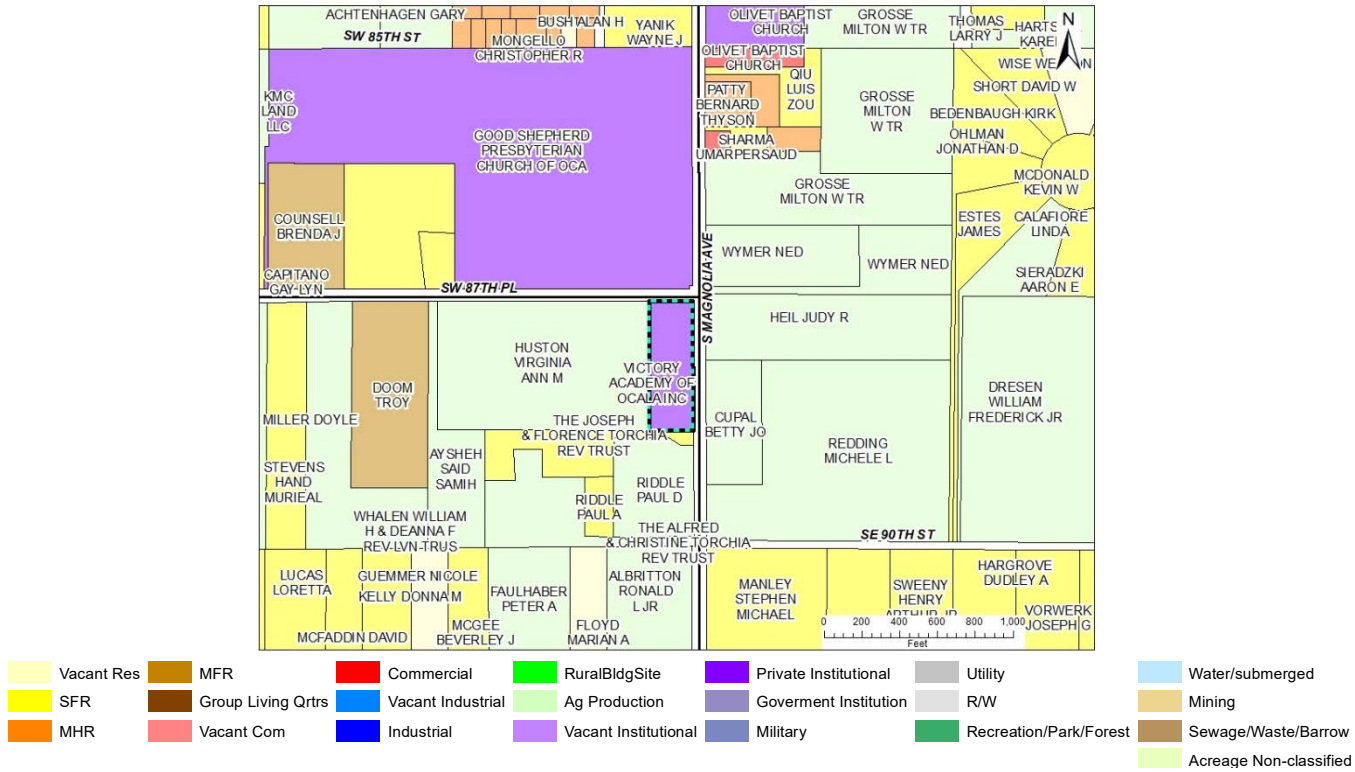
EXISTING ZONING



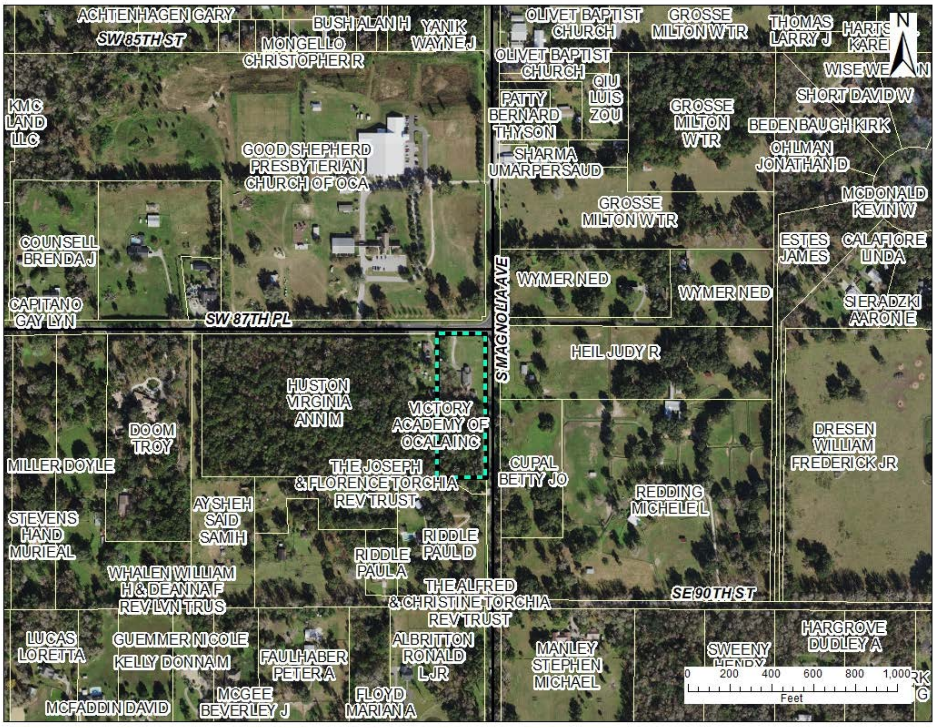
ZONING DISTRICTS

- A-1 General Agriculture
- A-2 Improved Agriculture
- A-3 Residential Agricultural Estate
- RR-1 Rural Residential
- R-E Residential Estate
- R-1 Single-Family Dwelling
- R-2 One-and Two-Famiy Dwelling
- R-3 Multiple Family Dwelling
- R-4 Residential Mixed Use
- MH Manufactured Housing
- P-MH Mobile Home Park
- P-RV Recreational Vehicle Park
- RR Recreational Resort
- RAC Rural Activity Center
- R-O Residential Office
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Specialty Business
- B-4 Regional Business
- B-5 Heavy Business
- RC-1 Rural Commercial
- RI Rural Industrial
- M-1 Light Industrial
- M-2 Heavy Industrial
- I-C Industrial Complex
- G-U Government Use
- R-PUD Residential Planned Unit Development
- PUD Planned Unit Development

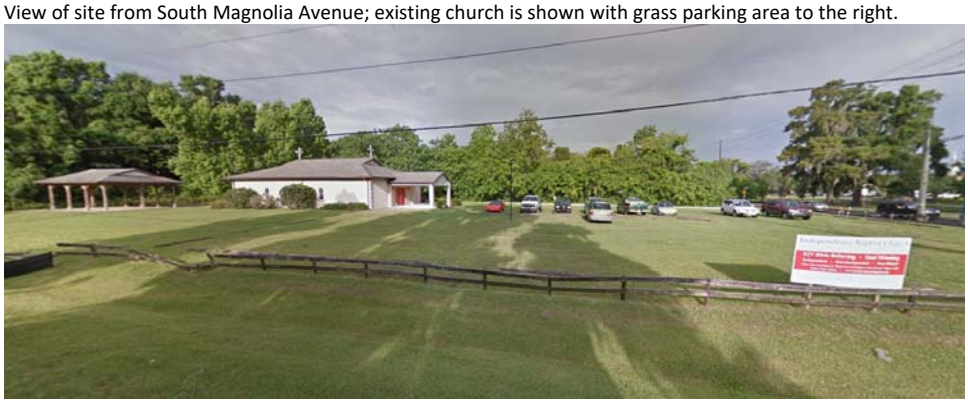
EXISTING PROPERTY USES PER MCPA PROPERTY CODE



EXPANDED AERIAL VIEW



View of site from South Magnolia Avenue; existing church is shown with grass parking area to the right.



View of site's NE corner at South Magnolia Avenue & SW 87th Place (Hwy 312)

View of site from SW 87th Place.

View of shared boundary with site and property to the west from SW 87th Place.

View of property west of the site from SW 87th Place

View looking west down SE 87th Place (Hwy 312). School sign on right is for Good Shepard School

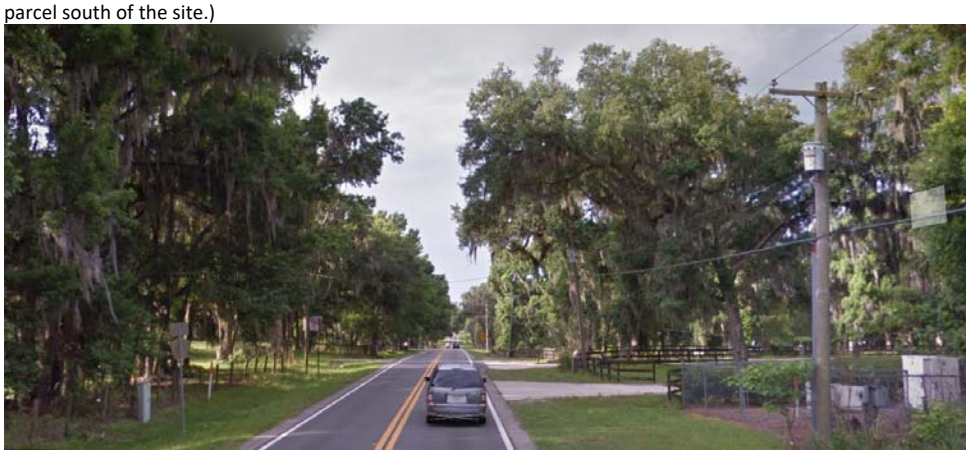
View looking north/northwest from SW 87th Place across the east side of the Good Shepard Church and School property.

View looking north up South Magnolia Avenue from its intersection with SW 87th Place.

View looking east from the South Magnolia & SW 87th Place intersection.

View looking east from South Magnolia Avenue at the site's east boundary approximately "in-line" with the new school location.

View looking south along South Magnolia Avenue from the site's southeast corner. (The equipment boxes to the right are located on the flag of the flag parcel south of the site.)



View looking southeast from South Magnolia Avenue from the site's southeast corner.

View looking west from South Magnolia Avenue at the driveway entrances to the properties lying south and southeast of the site. . (The equipment boxes to the right are located on the flag of the flag parcel south of the site.)

TABLE A: CURRENT MARION COUNTY LAND DEVELOPMENT CODE BUFFER REQUIREMENTS (PROVIDED FOR REFERENCE)								
		EXISTING USE or PERMITTED USE BY ZONING						
		AG	SFR	MF	COM	IND	PUB	ROW
PROPOSED USE	AG	-	-	-	-	-	-	-
	SFR	E	-	C	A	B	C	C
	MF	E	A	-	A	B	C	C
	COM	D	B	B	-	B	C	C
	IND	B	B	B	B	-	B	D
	PUB	E	B	C	C	C	-	C

TABLE B: CURRENT MARION COUNTY LAND DEVELOPMENT CODE BUFFER STANDARDS (PROVIDED FOR REFERENCE)								
TYPE	Minimum Width (FT)	Wall (Fence)	Shade Trees*	Accent-Ornament Trees*	Shrubs Required*	Ground-cover Required	Shrubs & Ground-cover (min %)**	Turfgrass
A	30	N	3	5	Y	Y	50	Y
B	20	Y	2	3	Y	Y	50	Y
C	15	N	2	3	Y	Y	50	Y
D	15	Y	2	3	Y	Y	25	Y
E	5	N	4	0	Y***	Prohibited	n/a	Prohibited

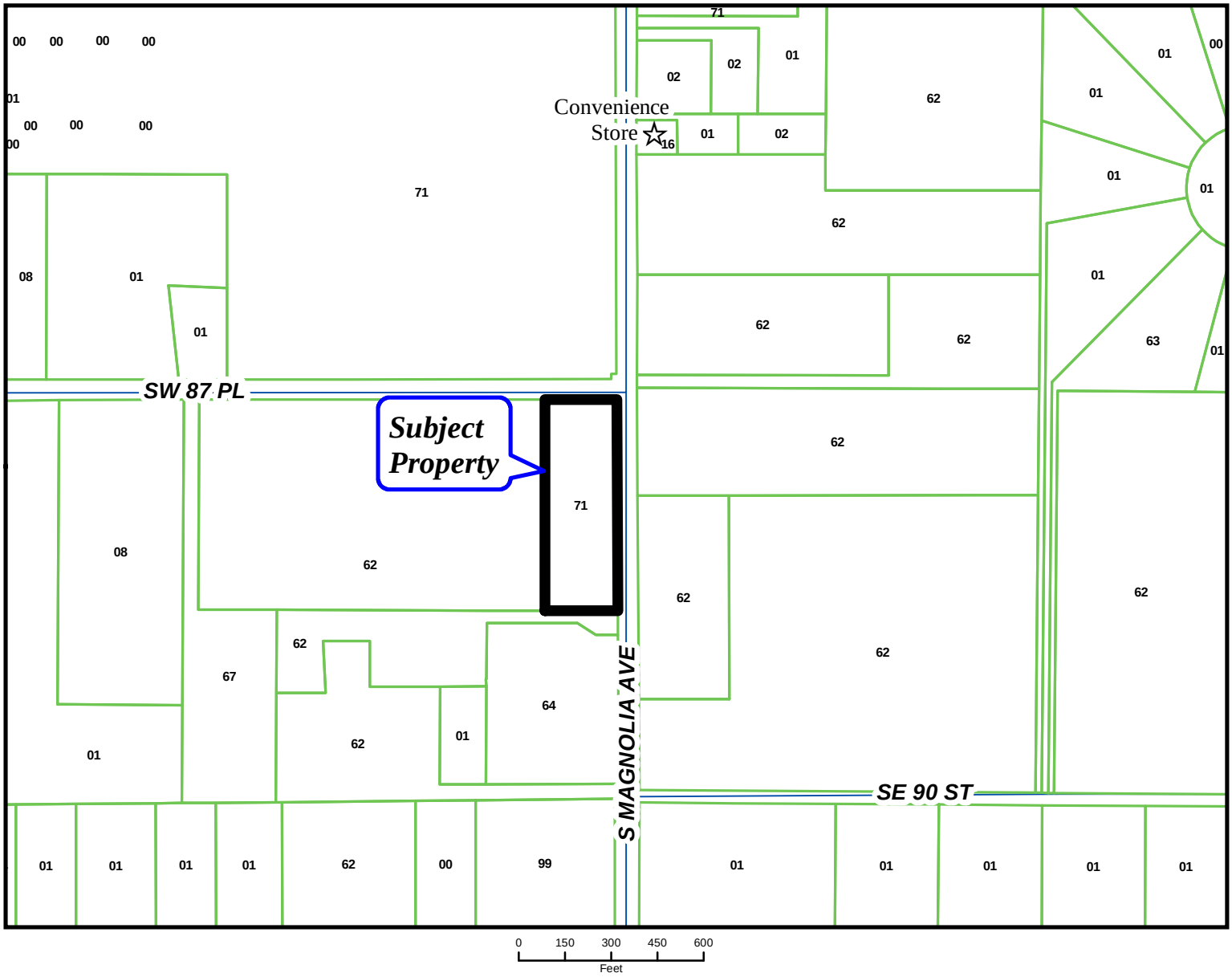
*Plantings are per 100 Linear Feet.
Buffers including walls require placing the landscaping on the "public view" or exterior side of the wall [LDC Section 6.8.6.L(1)(c)].
** To achieve a minimum 3' in height within one year.
***Type E Buffer requires continuous double-staggered hedgerow and prohibits groundcover and turfgrass within the buffer.
Buffers including walls require placing the landscaping on the "public view" or exterior side of the wall [LDC Section 6.8.6.L(1)(c)].

Aerial: 210603SU

N

0 100 200 300 400
Feet

Existing Land Use Designation 210603SU



Use per MC Property Appraiser	
01	Single Family Res
50-69/99	Agricultural
00/10/40/70	Vacant
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

OWNER: Victory Academy of Ocala, Inc.

AGENT: Robert Van Fleet

PARCEL(S): 36778-000-00

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.

N

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

2106035U

AR#: 26568

PA#: 36778-000-00

Marion County
Board of County Commissioners

Growth Services
2710 E. Silver Springs
Blvd. Ocala, FL 34470
Phone: 352-438-2600 Fax:
352-438-2601

SPECIAL USE PERMIT APPLICATION - REGULAR - $1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: establishing a school on said property, this is located in A-1 zoning. Because the existing 46 parking spaces are on grass we are asking that these spaces remain as such.

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** A1 ✓

Parcel account number(s): 36778-000-00 ✓

Property dimensions: 686.91 x 200.01 **Total acreage:** 3.85 ✓

Directions:

Situs: 20 SW 87th Place, Ocala, Fl

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. **Please print all information, except for the Owner and Applicant/Agent *signature*.**

Property Owner name (please print)	**Applicant or agent name (please print)**
Victory Academy Ocala, Inc c/o: Carey V. Jones ✓	Robert Van Fleet
Mailing Address	**Mailing Address**
5124 NE 7th Place	5124 NE 7TH PLACE ✓
City, State, Zip code	**City, State, Zip code**
Ocala, Florida 34470	OCALA FL 34470
Phone number (include area code)	**Phone number (include area code)**
352-812-4712	352 804 2934
E-mail address	**E-mail address**
cbvjones114@gmail.com	ROBERT@VFINS.NET
Signature Carey V Jones	***Signature***

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or **denied**. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY					
Project No.: 2003 120025	*Code Case No.:* N/A			*Application No.:* 26568	
Rcvd by: EM	*Rcvd Date:* 4/7/21	*FLUM:* RL		*Zoning Map No.:* 182	*Rev: 07/1/2019*

Special Use Permit
Written Findings and Facts

1. Ingress to the proposed school building will be off CR 475 (S.W. Magnolia Avenue). This will be a blacktop entrance that will lead to 7 paved parking spaces, including 1 handicap space. This will also lead to a drop-off/pick-up area for the students. Egress will be onto CR 312 (S.W. 87th Place).
2. In addition to the 7 paved spaces additional parking spaces will be available at the adjacent church building. These spaces include 2 additional handicap parking spaces.
3. Waste removal will be contracted through an independent waste removal company. The dumpster will be in a fenced area located at the southwest corner of the parcel. The privacy fencing will completely enclose the dumpster area.
4. Power will be provided by the City of Ocala. Water and sewer will be obtained from a well and septic tank system per code.
5. The property in front of the proposed school building, the east side of the parcel along CR 475, will be landscaped with shrubbery and trees as proposed within the project area. The north side of the property, with frontage along CR 312 and is in front of the existing church building, will remain unchanged. The southern property boundary will have a 25-foot buffer zone with the current natural vegetation consisting of shrubs and trees. The west boundary currently has a 25-foot buffer. Approximately 200 feet of the northern portion of this buffer contains a small berm with shrubs and trees. The remainder of the western buffer will retain the existing natural plants and trees.
6. Signage on the property will be the existing church sign located on the northeastern corner of the property and a new sign that will be lighted and located in front of the proposed school building along CR 475 per code.
7. All other setback requirements, local codes and ordinances will be complied with.
8. The general surrounding properties are a mix of agricultural, residential, and light commercial uses. The subject property is located at the corner of CR 312 and CR 475. The south and west sides of the property are bordered by residential properties. The east side, across CR 475, is a horse farm. The north side, across CR 312, contains a church and a private school.
9. We are willing to meet to discuss any special requirements that may be called for by the site analysis.

Rison, Christopher

From: robert@vfins.net
Sent: Tuesday, April 20, 2021 10:46 AM
To: Rison, Christopher
Subject: Victory Academy students and staff

Follow Up Flag: Follow up
Flag Status: Flagged

Chris,

Current students	59
Projected students	75
Current staff/teachers	16
Projected staff/teachers	17

Please let me know if there is anything else you need.

Thank you and have a great day!
Bob Van Fleet
For Victory Academy

#210603SU

GRAPHIC SCALE

S.W. MAGNOLIA AVENUE (80' RIGHT OF WAY)

S.W. 87TH PLACE
STATE ROAD 246
COUNTY ROAD 312
(66' RIGHT OF WAY)

Existing Additional 46 grass Parking Spaces

School

(2) Handicap spots

PROPOSED USE = PRIVATE SCHOOL FOR GRADES K-8

REQUIRED PARKING = 2 PER CLASSROOM, BUT NOT LESS THAN 1 PER TEACHER AND STAFF.

PROPOSED CLASSROOMS = 12

PROVIDED PARKING = 3 PAVED SPACES

PROPERTY TO BE SHARED BY VICTORY ACADEMY AND JOURNEY CHURCH (FORMERLY CONCORDIA DISCIPLE CHURCH)

EXISTING PARKING SPACES = 46 GRASS + 3 H/C = 49 SPACES

TRAFFIC STATEMENT:

ADJACENT TRAFFIC STUDY FOR REDEEMER SCHOOL TO BE CONSIDERED WITH VICTORY ACADEMY IN PHASE FLEX ARRIVAL AND STAGGER PICK UP TIMES.

EXISTING SPECIAL USE PERMIT RESOLUTION NO. 03-R-33 GRANTED SUP 03000550 ON 6/19/2003.

SITE PLAN 2003120663 FILED 12/11/03.

Site Information:

PROJECT NAME:	VICTORY ACADEMY
PROJECT LOCATION:	30 SW 87th Pl MARION COUNTY, FLORIDA
PARCEL NUMBER:	36779-000-00
OWNER:	VICTORY ACADEMY OF OCALA INC
CONTACT:	BOB VAN FLEET
TELEPHONE:	(352) 629-1114
SITE AREA:	3.15 ACRES (137,282 SF)
LAND USE:	RURAL LAND (RL)
ZONING:	A-1
SETBACKS:	FRONT = 35' REAR = 15' SIDES = 25'
BUILDING(S) HEIGHT:	35' MAXIMUM

MICHAEL W. RADCLIFFE ENGINEERING, INC.

Victory Academy

Concept Plan

Sheet No. 1 of 1

Marion County | Growth Services Viewer

Map Title #2106035U

Legend

- Urban Growth Boundary
- Prescriptive_Roads
- Judgement_Roads
- Streets
- Special Flood Hazard Areas - Chance Flood
  - A - No Base Flood Elevation Deterr
  - AE - Base Flood Elevation Determi
  - AH - Area of Ponding 1-3 ft
- Other Areas
  - X - 0.2% Annual Chance Flood
  - X - 1% Annual Chance Flood Less
  - X - Areas Outside 0.2% Annual Ch
- 2008 FIRM Panel
- Parcels
- Environmentally Sensitive Ove
- Policy 120 Letters
- Zoning Changes

1: 12,736

1 in = 0.20 Miles

N W E S

Notes

Creation Date: 4/7/2021

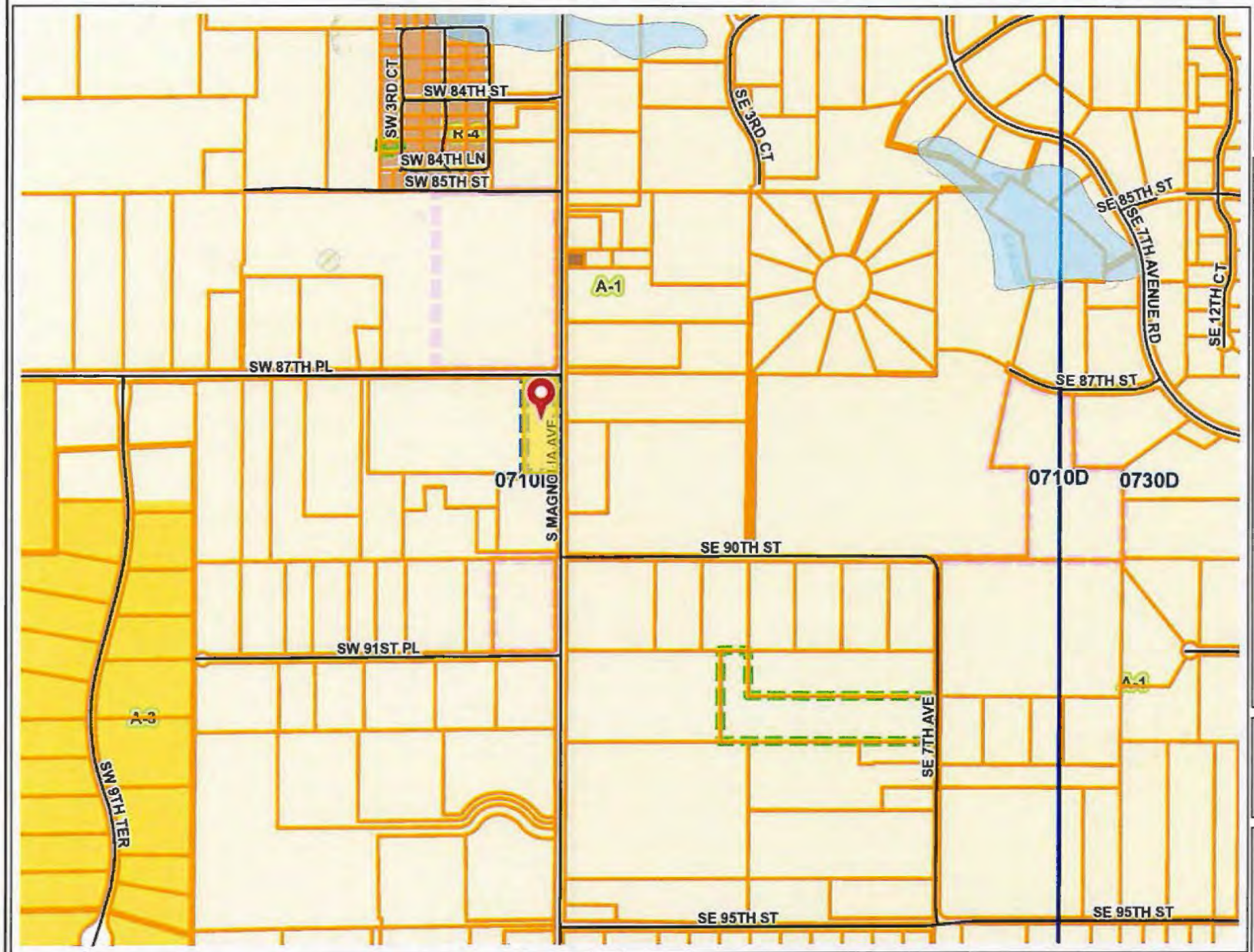
0.4 0 0.20 0.4 Miles

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.

Marion County Growth Services Viewer | Map Title



Legend

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Notes

Creation Date: 4/7/2021

0.4 0 0.20 0.4 Miles

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Created By:

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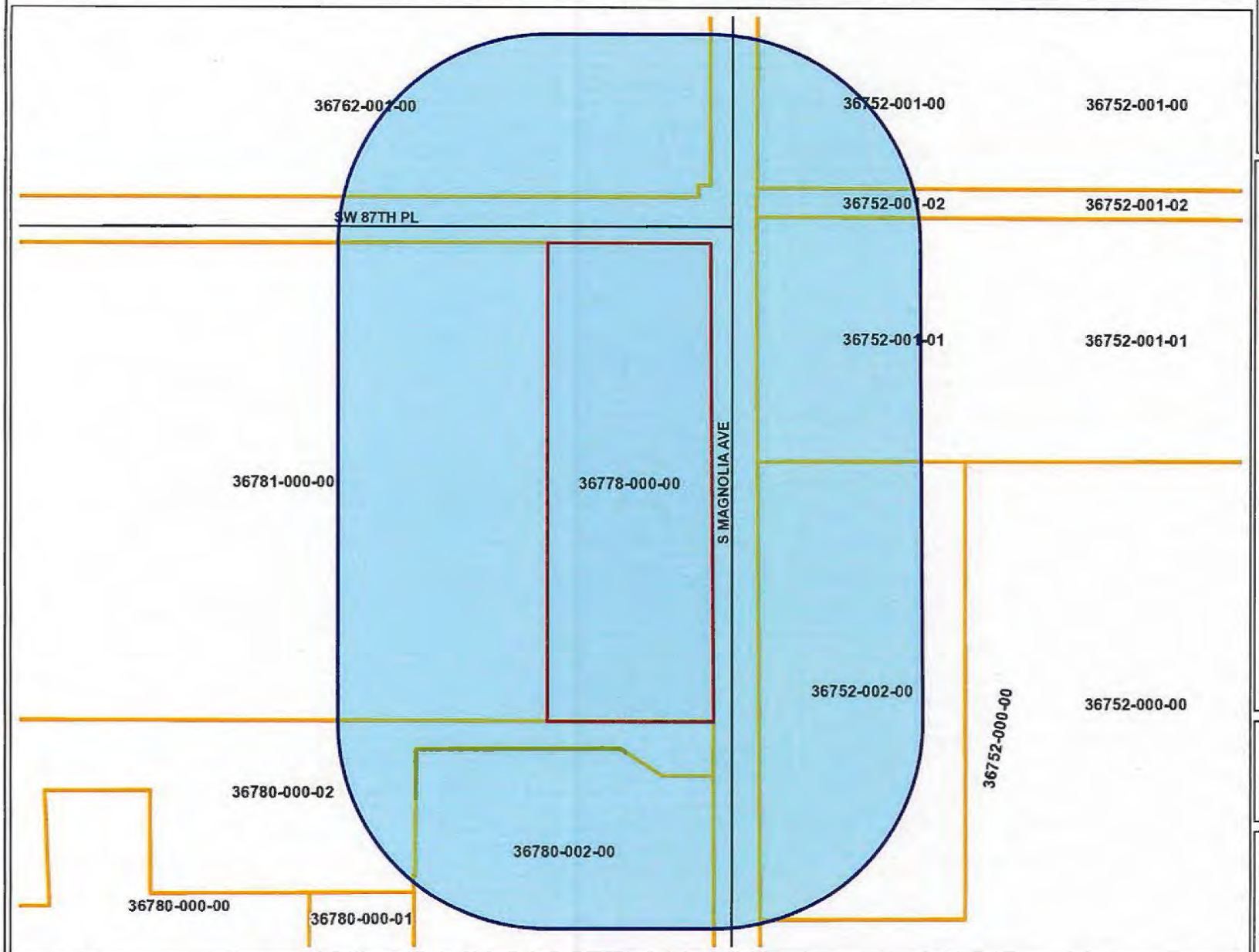
Marion County | Growth Services Viewer

210603SU - VICTORY ACADEMY OCALA, INC.



Legend

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

1: 2,541

1 in = 0.04 Miles

N W E S

Notes

c/o: CAREY V. JONES
Agent: ROBERT VAN FLEET

Creation Date: 4/8/2021

0.1 0 0.04 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.

#210603SU

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

PARCEL ID#36752-001-01
HEIL JUDY R
ZONING: A1

PARCEL ID#36752-002-00
CUPAL BETTY JO
ZONING: A1

EX. 2' CONC. CURBING

EX. OVERHEAD ELECTRIC POWER LINE

EX. ASPHALT PAVEMENT

S.W. MAGNOLIA AVENUE
(66' RIGHT OF WAY)

PROPOSED 15' TYPE "C" LANDSCAPE BUFFER WITHIN PROJECT AREA WITH INTEGRATED DRA

±180' TO EDGE OF EX. D/W

±45' TO EDGE OF EX. D/W

EX. SIGN

EXISTING PARKING

Existing Additional 46 grass Parking Spaces

PROPOSED SHARED PARKING (46± EX. GRASS SPACES)

EX. PHONE VAULT

LOCATE DRAINFIELD PRIOR TO CONSTRUCTION

EX. DRAINFIELD

EX. SEPTIC

EXISTING FACILITIES

EXISTING SANCTUARY

EXISTING PAVILION

PROPOSED DRA 1.0

PROPOSED PLAY AREA

PROJECT LIMITS

School

PROPOSED 8,250 SF BUILDING (75' x 110')

PARCEL ID#36778-000-00
±3.15 ACRES

PROPOSED DRA 2.0

PROPOSED SEPTIC DRAINFIELD

PROPOSED PLAY AREA

PROPOSED PAVED D/W

25' VEGETATIVE BUFFER (SOUTH & WEST SIDES)

S89°34'17"W 200.01'(M)

9' x 18' PARKING SPACE (TYP.)

12' x 18' H/C PARKING SPACE

75' RADIUS

EX. 4" WELL

2 EX. H/C SPACES

PROPOSED PAVEMENT

EX. DIRT DRIVE

EX. ASPHALT APRON

EX. CMP W/ CONC. MITERED ENDS

25' VEGETATIVE BUFFER (SOUTH & WEST SIDES)

PROPOSED DUMPSTER

N00°01'07"W 666.91'(M)

EX. FENCE

PARCEL ID#36781-000-00
HUSTON VIRGINIA ANN M
ZONING: A1

(2) Handicap spots

PARCEL ID#36750-000-02
THE JOSEPH & VIRGINIA REV TRUST
ZONING: A1

S.W. 87TH PLACE
STATE ROAD 246
COUNTY ROAD 312
(66' RIGHT OF WAY)

LESS & EXCEPT 33' FOR ROAD RIGHT OF WAY

PROPOSED USE = PRIVATE SCHOOL FOR GRADES K-8

REQUIRED PARKING = 2 PER CLASSROOM, BUT NOT LESS THAN 1 PER TEACHER AND STAFF.

PROPOSED CLASSROOMS = 12

PROVIDED PARKING = 7 PAVED SPACES

PROPERTY TO BE SHARED BY VICTORY ACADEMY AND JOURNEY CHURCH (FORMERLY CONCORDIA EPISCOPAL CHURCH)

EXISTING PARKING SPACES = 46 GRASS + 2 H/C = 48 SPACES

TRAFFIC STATEMENT:

ADJACENT TRAFFIC STUDY FOR REDEEMER SCHOOL, TO BE COORDINATED WITH VICTORY ACADEMY TO PROVIDE FLEX ARRIVAL AND STUDENT PICK UP TIMES.

EXISTING SPECIAL USE PERMIT:
RESOLUTION NO. 03-R-331 GRANTED
SUP 03080550 ON 8/19/2003.

SITE PLAN 2003120683 FILED 12/11/03.

Site Information:

PROJECT NAME:	VICTORY ACADEMY
PROJECT LOCATION:	20 SW 87th Pl MARION COUNTY, FLORIDA
PARCEL NUMBER:	36778-000-00
OWNER:	VICTORY ACADEMY OF OCALA INC
CONTACT:	BOB VAN FLEET
TELEPHONE:	(352) 828-1168
SITE AREA:	3.15 ACRES (137,382 SF)
LAND USE:	RURAL LAND (RL)
ZONING:	A-1
SETBACKS:	FRONT = 25' REAR = 25' SIDES = 25'
BUILDING(S) HEIGHT:	50' MAXIMUM

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3511 S.E. Lake Weir Avenue, Ocala, FL 34474 (352) 629-5580 FAX (352) 629-1115
Certificate No. EB-0000188 • Michael W. Radcliffe P.E. (Florida • Tallahassee & Ocala Trl. #4008)

Project Name: Victory Academy
Sheet Name: Concept Plan

Sheet No. 1 of 1

From: robert@vfins.net
To: Rison, Christopher
Subject: Victory Academy students and staff
Date: Tuesday, April 20, 2021 10:45:58 AM

Chris,

Current students	59
Projected students	75
Current staff/teachers	16
Projected staff/teachers	17

Please let me know if there is anything else you need.

Thank you and have a great day!
Bob Van Fleet
For Victory Academy

RESOLUTION NO. 03-R-231

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed by Jon K. & Mary F. Barber and Greenway Canyon, LLC and was considered by the Marion County Zoning Commission at its meeting on July 28, 2003; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, August 19, 2003, now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 030805SU, Jon K. & Mary F. Barber and Greenway Canyon, LLC. The application for a Special Use Permit as submitted by Jon K. & Mary F. Barber and Greenway Canyon, LLC a copy of said application being on file with the Zoning Director, is hereby approved for a Special Use Permit in A-1 (General Agriculture) zoning classification on 3.95 acres for the intended use of establishing a church on parcel account no. 36778-000-00.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners adopts the findings of fact recommended by the Zoning Commission supporting approval of the Special Use Permit with the following condition(s):

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.

2. Use of the site shall be limit to conducting church and Sunday school related activities and/or those uses consistent with the site's zoning and the Land Development Code.

3. Access to the site shall be limited to CR 312.

4. A 25' wide vegetative buffer shall be maintained along the southern and western boundaries.

5. A new/updated driveway permit shall be obtained from the appropriate jurisdictional agency, and a copy shall be provided to the Zoning Department.

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit could result in revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this **19th** day of **August, 2003.**

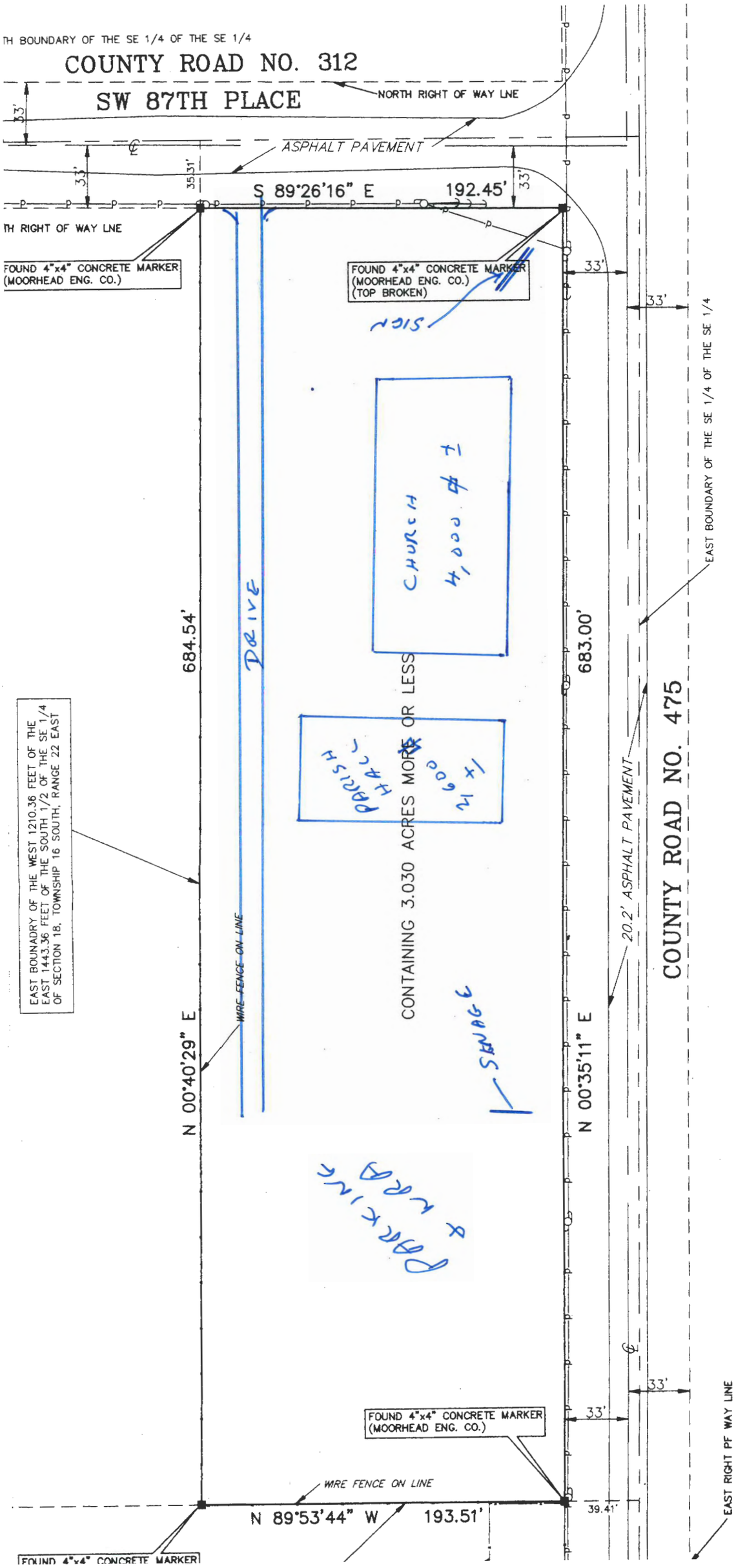
ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

DAVID R. ELLSPERMANN, CLERK

PARNELL TOWNLEY, CHAIRMAN

M:\CA213NM\MyFiles\Zoning\Sups\2003\August 03\Jon K & Mary F Barber and Greenway Canyon, LLC.doc



DESCRIPTI

THE NOR
THE SE 1
(COUNTY
16 SOUTH
1210.36 F

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2021-3136 **Agenda Date:** 5/24/2021 **Agenda No.:** 2.2.

SUBJECT:
210604SU - Ronald and Tamara McCartney, Integrity Excavation and Land Clearing, LLC., Special Use Permit in A-1, 9.0 Acres

DESCRIPTION/BACKGROUND:
210604SU - Ronald R. and Tamara D. McCartney, c/o Integrity Excavation and Land Clearing, LLC, 10570 SW 140th Avenue, Dunnellon, FL 34432, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow ten (10) loads of tree debris per week for chipping, then to be taken to be recycled, as well as, parking for one (1) commercial vehicle, in an A-1 (General Agriculture) zone, on approximately 9.0 Acres, on Parcel Account Number 46118-000-00.

Marion County Planning & Zoning Commission

Date: 5/13/2021 | **P&Z: 5/24/2021 BCC: 6/15/2021**

Item Number
210604SU

Type of Application
Special Use Permit

Request
Special Use Permit for tree debris storage and wood chipping for up to 10 loads of tree debris per week, and one commercial vehicle on nine (9) acres in A-1, General Agriculture.

Owner
Ronald and Tamara McCartney

Applicant
Michael Hopkins/ Integrity Excavation and Land Clearing, LLC

Parcel #/Acreage
46118-000-00/ 9 acres

Future Land Use
Rural Land

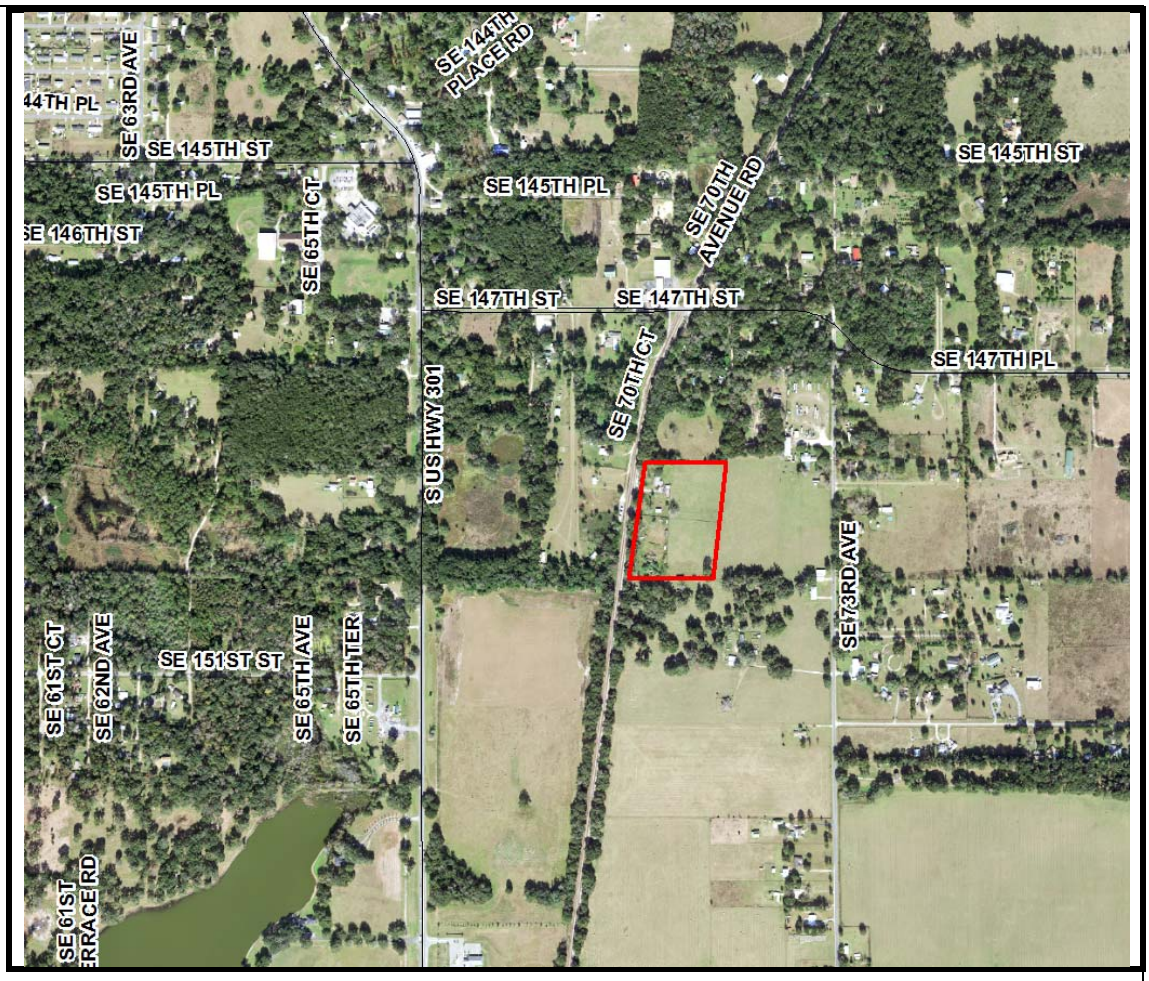
Existing Zoning
A-1 General Agriculture

Recommendation
Denial

P&Z Recommendation:
TBD

Project Planner
Ken Weyrauch, Sr. Planner

AR 26566



Summary

Staff is recommending **Denial** for a special use permit to allow for tree debris storage and wood chipping for up to 10 loads of tree debris per week, and one commercial vehicle on nine (9) acres in A-1, General Agriculture. Staff is recommending denial because the proposed use is not compatible with the surrounding area, will adversely impact the public interests, and legal access to the site is unclear.

Public Notice

Notice of the public hearing was mailed to 10 property owners within 300 feet of the subject property.

Background

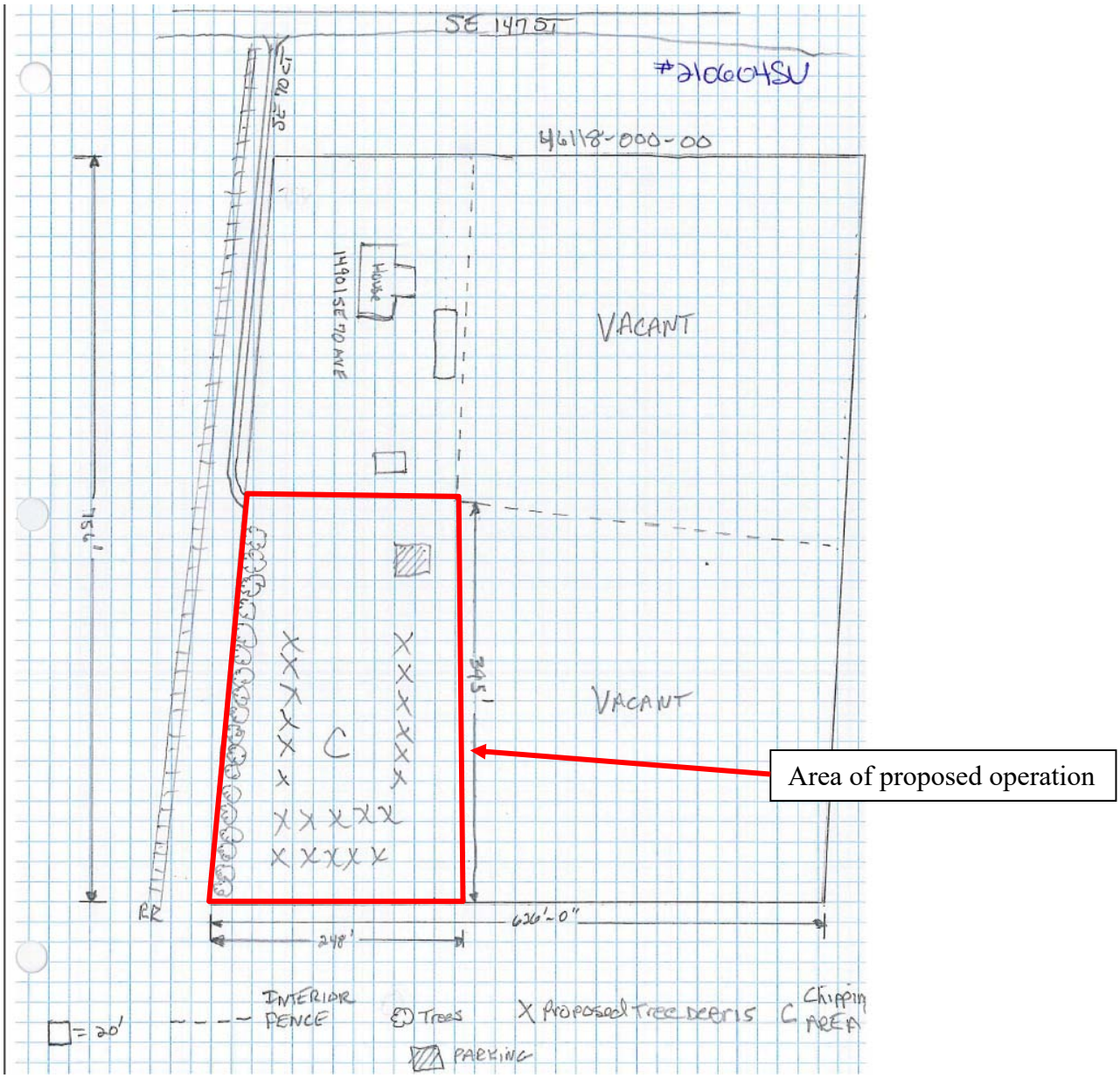
Location

The subject property is located at 14901 SE 70TH Avenue RD. Access to the property is via SE 70th Avenue Rd, which is an access easement along the railroad right-of-way extending south from SE 147th ST. The property is outside of the formal Urban Growth Boundary and zoned A-1 General Agriculture with a Rural Land use designation.

Request

The applicant requests a special use permit to allow for tree debris storage and wood chipping for up to 10 loads of tree debris per week, and one commercial vehicle on nine (9) acres in A-1, General Agriculture. Applicant states that roughly 10 loads of tree debris would be brought to the subject property every week. The debris would be chipped up every 3-6 months. The applicant intends to bring a large wood chipper to the site for about a week every 3-6 months to chip all of the tree debris on site. The area of operation is about two acres in size.

Concept Plan



Analysis

The subject property has a primary home on the site but is currently vacant. The applicant and the owner both live elsewhere. Access to the property is by way of access along the CSX railroad right-of-way from SE 147th PL. During the research, staff was unable to locate any documents that showed legal access to the subject property. The requested use is normally permitted in M-2, Heavy Industrial Zoning classifications on Commerce District Land Use designations. The subject property is A-1, General Agriculture, on Rural Land. This is consistent with the surrounding area except for the Rural Activity Area to the west and northwest along HWY 301 at the intersection of SE 147th Street.

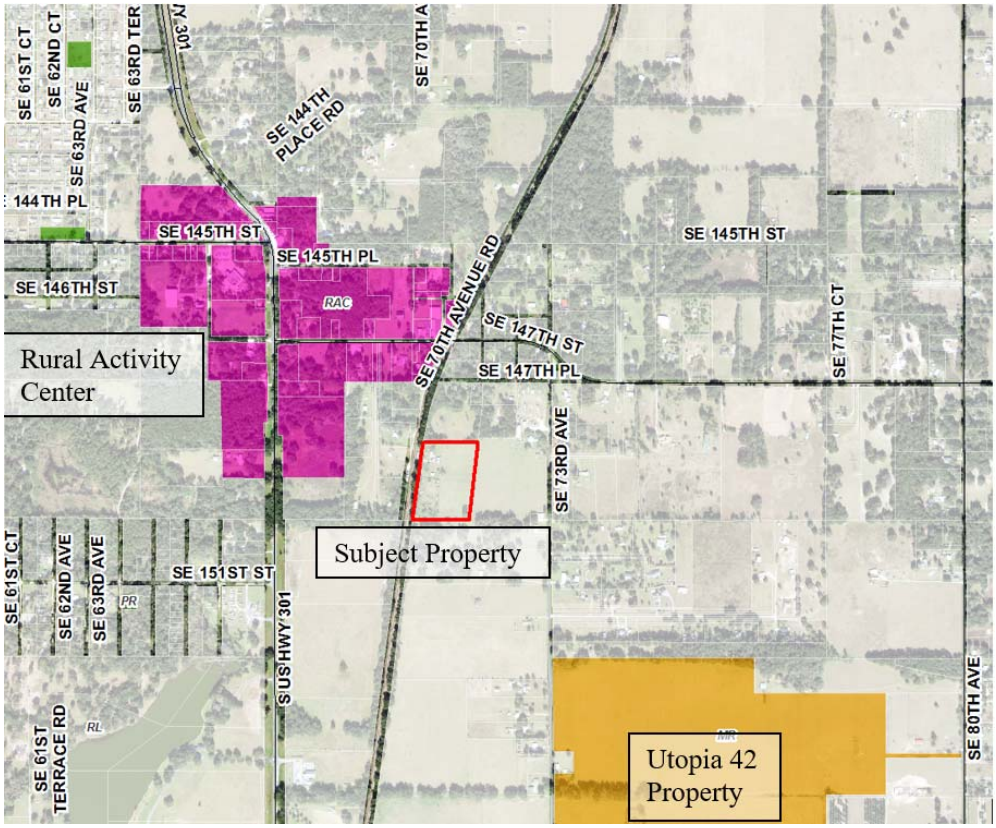
Staff Concerns

- The applicant does not live on the property.
- Industrial type use on agricultural property
- Compatibility with the surrounding area.
- Legal access concerns.

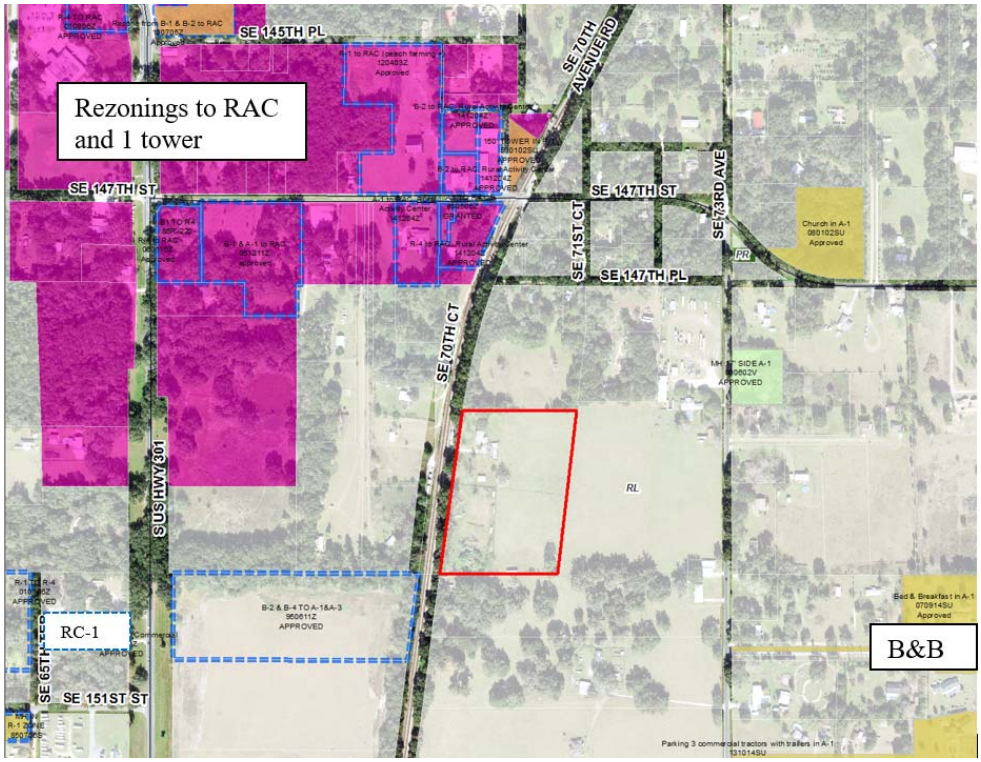
Neither the applicant nor the property owner involved with this application lives on site. Both appear to live in other areas of Marion County. If the requested use is a nuisance then the user would be adversely impacting the neighbors and not themselves first. Typically with Special Use Permits on agricultural property, if the view, noise, or smell are potentially a nuisance then the applicant who lives on-site would be the first person affected by the noise, smell, or view of the use.

The requested use is normally permitted in M-2, Heavy Industrial Zoning classifications on Commerce District Land Use designations. Industrial zoning is typically adjacent to other industrial zoned properties in an effort to cluster the industrial uses due to the intensity of the use on-site and the noise, smell, and sights that come with the intense uses. The subject property is requesting to store tree debris and grind it up every 3 to 6 months. While the grinding may be one week every 3 to 6 months, it will be a very noisy and intense week during grinding. The other weeks will have growing piles of tree debris. The subject property is currently classified as grazing for the existing use on the property. Adjacent properties are also grazing or some form of single-family residential use on agricultural property. The subject property is adjacent to a railroad and trains can be noisy when they blow their horns. Trains come and go and if they're bothersome for a few minutes then simply closing a window usually blocks out most of the noise from a train. This generally is not the case with industrial wood chippers. If the subject property were zoned M-2, Heavy Industrial where this type of use is permitted, the buffers to the agricultural properties is a B-Type Buffer which includes a 20-foot wide landscape strip with a buffer wall plus at least two shade trees and three ornamental trees for every 100 linear foot. This is the most intense buffer in the Land Development Code. The applicant has offered to place a six-foot berm along the southern boundary of the property.

Below are two aerial images, figure one shows the regional land use designations relative to the subject property. Figure two shows the zoning change requests in the area. In the Rural Activity Center region, the zoning changes have been requests to change the zoning to RAC, Rural Activity Center, and one communications tower SUP. East of the railroad, the requests have been for the Utopia Property PUD, a bed and breakfast, and a church in A-1 zoning.



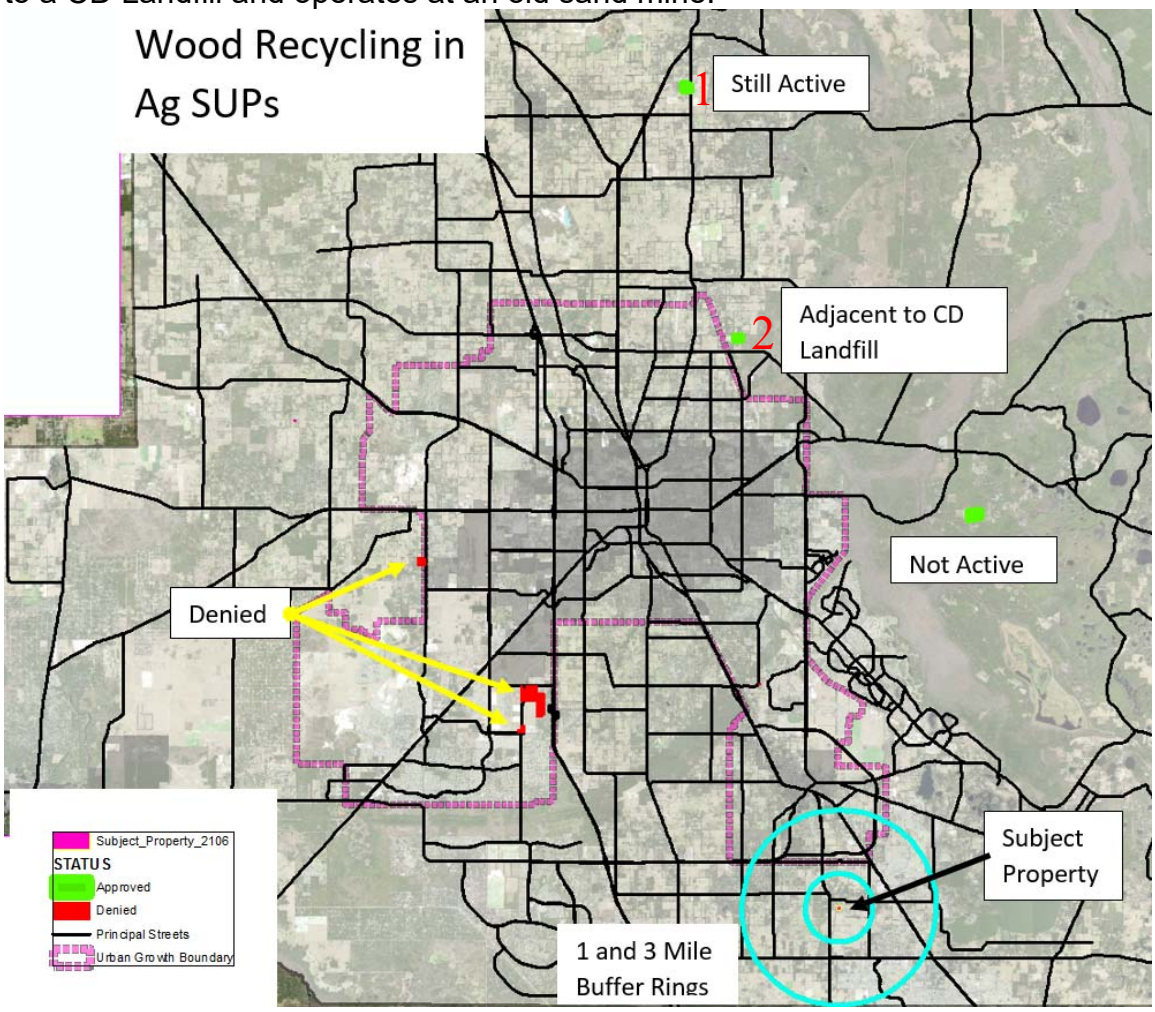
1: Land use designations relative to the subject property.



2: Zoning changes within the vicinity.

When researching wood recycling and tree debris Special Use Permits, staff has found six (6) previous similar Special Use Permit requests. Of the six SUP requests, three were denied. Of the three SUPs that were approved, one appears to have never developed as it is not active and the parcel is completely covered in mature trees. The other two SUPs that were approved, the operation on NE Jacksonville Rd (1 below), was approved in 2000 and most of the operation

activities happen within an enclosed building. The operation on NE 33rd CT (2 below), is adjacent to a CD Landfill and operates at an old sand mine.



3: Similar Special Use Permit requests in A-1 or A-3.

Staff was unable to locate any recorded legal access to the subject property. Current access to the property, provided in the Findings of Facts, is access along the railroad right-of-way about 1,000 feet from SE 147th Street to the subject property. The railroad right-of-way is 100' wide and has two railroad lines in it. The area labeled SE 70th Avenue Rd is about 10-feet wide and directly adjacent to the railroad trackbed. If any tree debris falls out of the truck that is hauling the debris into the subject property then there could be serious issues if that debris ends up on or near the tracks. The applicant is asking for just one commercial vehicle for this operation and not asking for any equipment such as a loader. If the SUP is approved, the applicant will have to provide proof of legal access.

4: Aerial showing the railroad right-of-way adjacent to subject property.

In reaching its decision, the Planning & Zoning Commission shall find that the following exist:

1. **Granting the proposed Special Use Permit will adversely affect the public interest.** The subject property is surrounded by rural/agricultural properties with single-family homes on them. The proposed use is industrial in nature and can be very intense. The noise, dust, and smells from the proposed use have the potential to be a nuisance to the surrounding area.

2. **The proposed Special Use Permit request 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 with allowable uses that include residences, agricultural production, and agricultural-related commercial and industrial uses. The proposed use is not related to agricultural uses and would not be allowed on Rural Land by any zoning classification that is consistent with Rural Land without a Special Use Permit. With a Special Use Permit, the use would be allowed within the Rural Land Use designation by way of Policy 2.1.5.

3. **The proposed Special Use Permit request is not compatible with land uses in the surrounding area.** The subject property is surrounded by agricultural properties in the Rural Lands. The agricultural properties have bonafide agricultural uses per the Marion County Property Appraiser. The requested use is industrial in nature and not compatible with the surrounding area.

The following table summarizes adjacent future land use designation, 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	(01) Improved Residential
South	Rural Land	A-1 General Agriculture	(60-65) Grazing
East	Rural Land	A-1 General Agriculture	(60-65) Grazing
West	Rural Land	A-1 General Agriculture	(98) Centrally Assessed Railways (02) Improved Mobile Home

Infrastructure

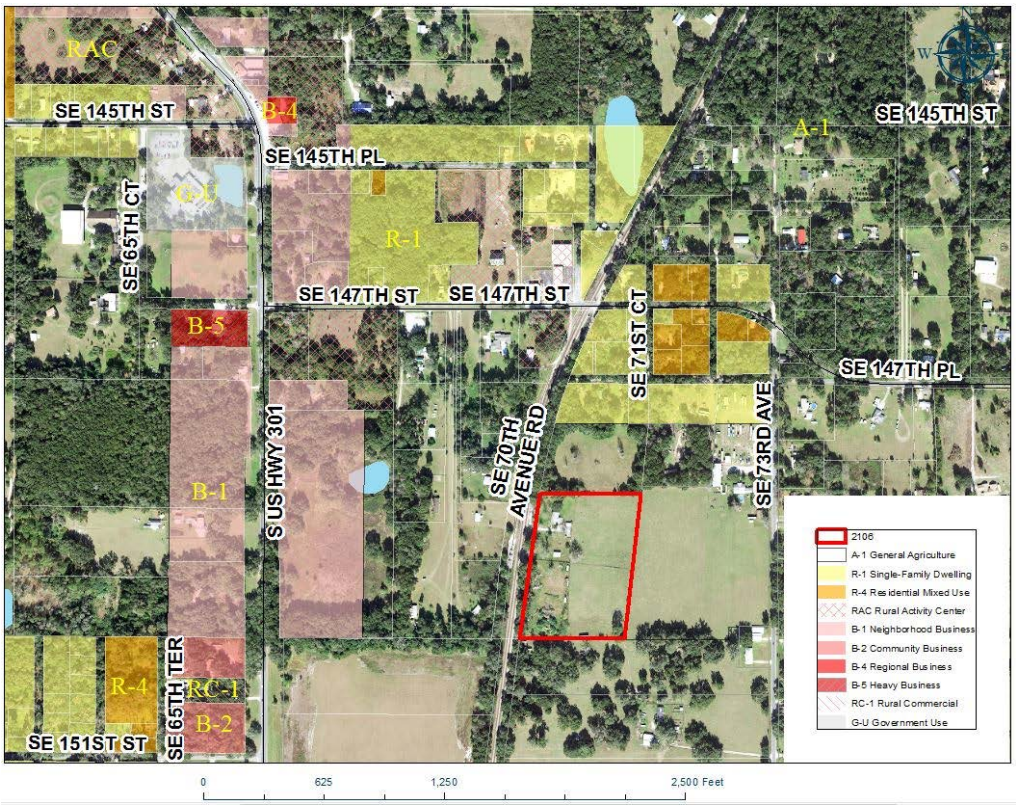
Access to the property is from SE 70th Avenue Rd.

Road	Classification	Maintenance	Existing Conditions			
			Surface	**No. Lanes**	**R/W Min. Width**	**R/W Deficiency**
SE 70th Avenue Rd	Unknown	Private	Unpaved	Unknown	Unknown	

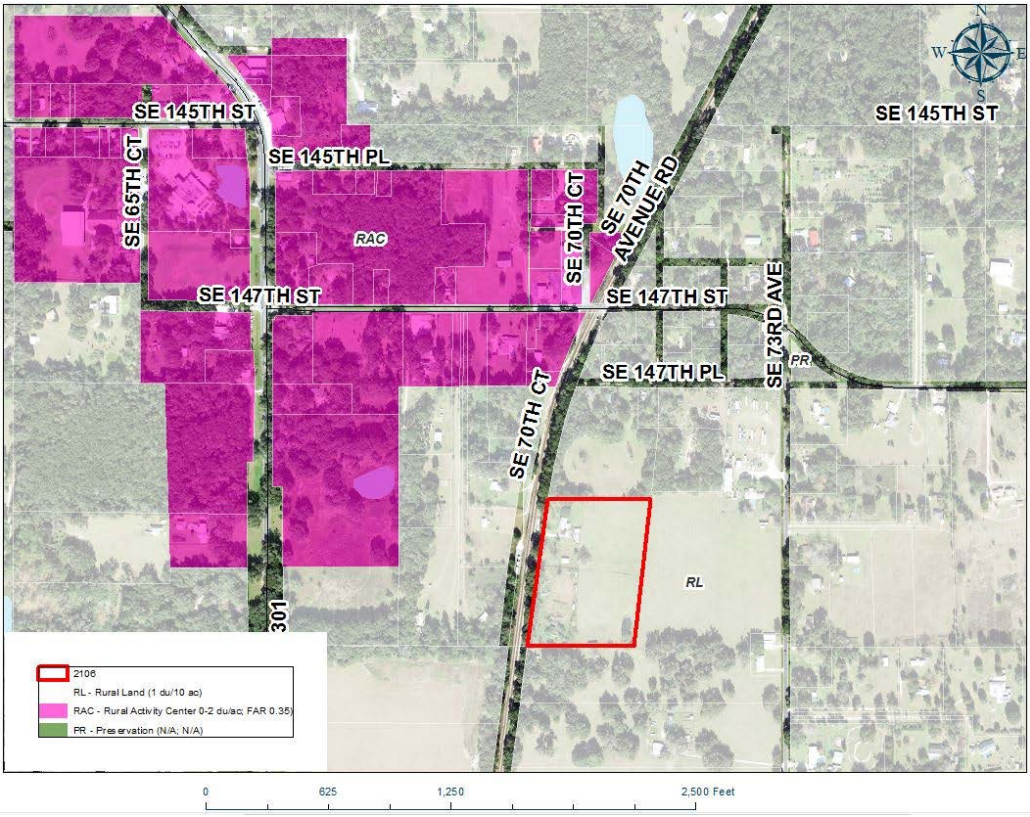
Sewer services are to be provided on-site by Applicant.

Utility	Service Area
Water	Marion County
Sewer	Marion County

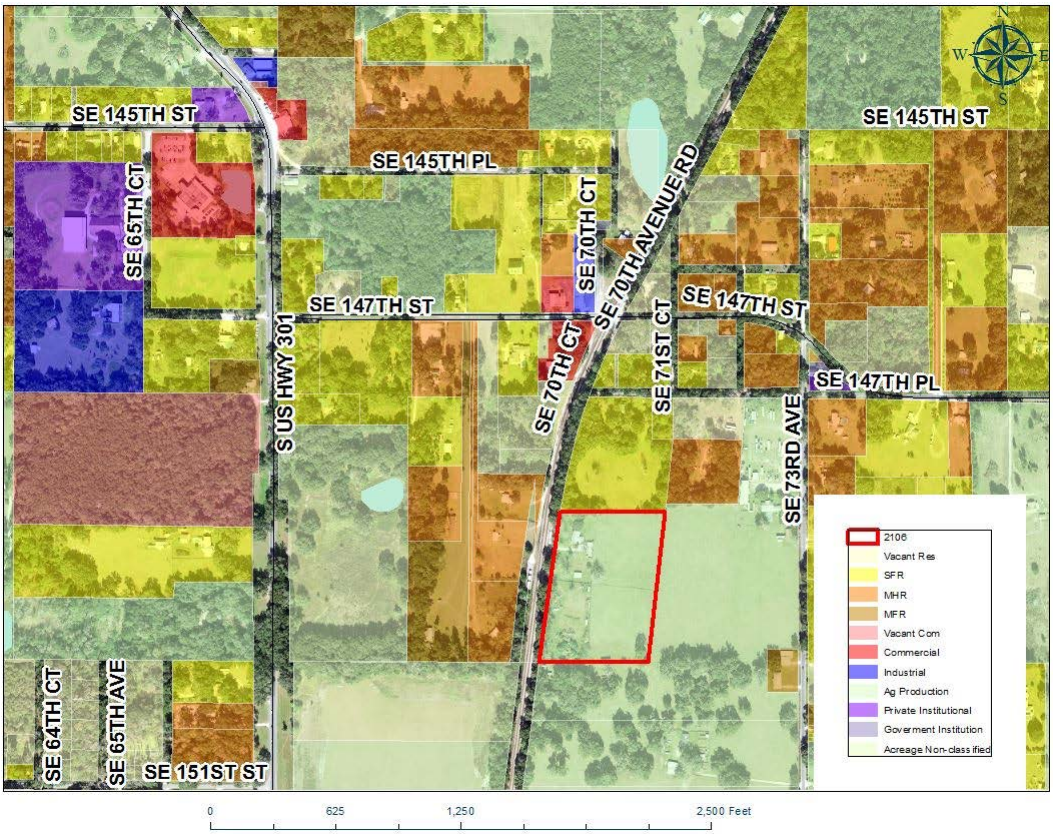
Zoning



FLUM



MCPA



Staff Recommendation: Denial

In the event the Planning & Zoning Commission and/or the Board of County Commission chooses to approve the application, the following conditions are the staff's recommendation:

Alternative Approval Conditions

1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval.
2. The applicant shall provide proof of legal access to the site for non-residential use to zoning before any operation of the site may begin.
3. Hours of operation shall be 7 am to 5 pm, Monday through Friday.
4. No lighting or signage shall be installed related to this use.
5. No more than 10 truckloads of debris may be delivered on-site per week.
6. One commercial vehicle shall be allowed to park on-site (VIN 1NKZXJEXXLJ402409).
7. An Environmental Assessment for Listed Species (EALS) per section 6.5 of the Marion County Land Development Code will be required before the start of operation.
8. Any existing trees on the property shall remain undisturbed.
9. The area of operation shall be buffered with a six-foot berm on the north, east, and southern boundaries. A fence shall not be used as a replacement for the berm requirement.
10. The Special Use Permit shall expire on June 15, 2024.

Photos

5: Access from SE 147th.

6: A look at the access south of SE 147th.

7: Another view of the single vehicle trail for access to the subject property.

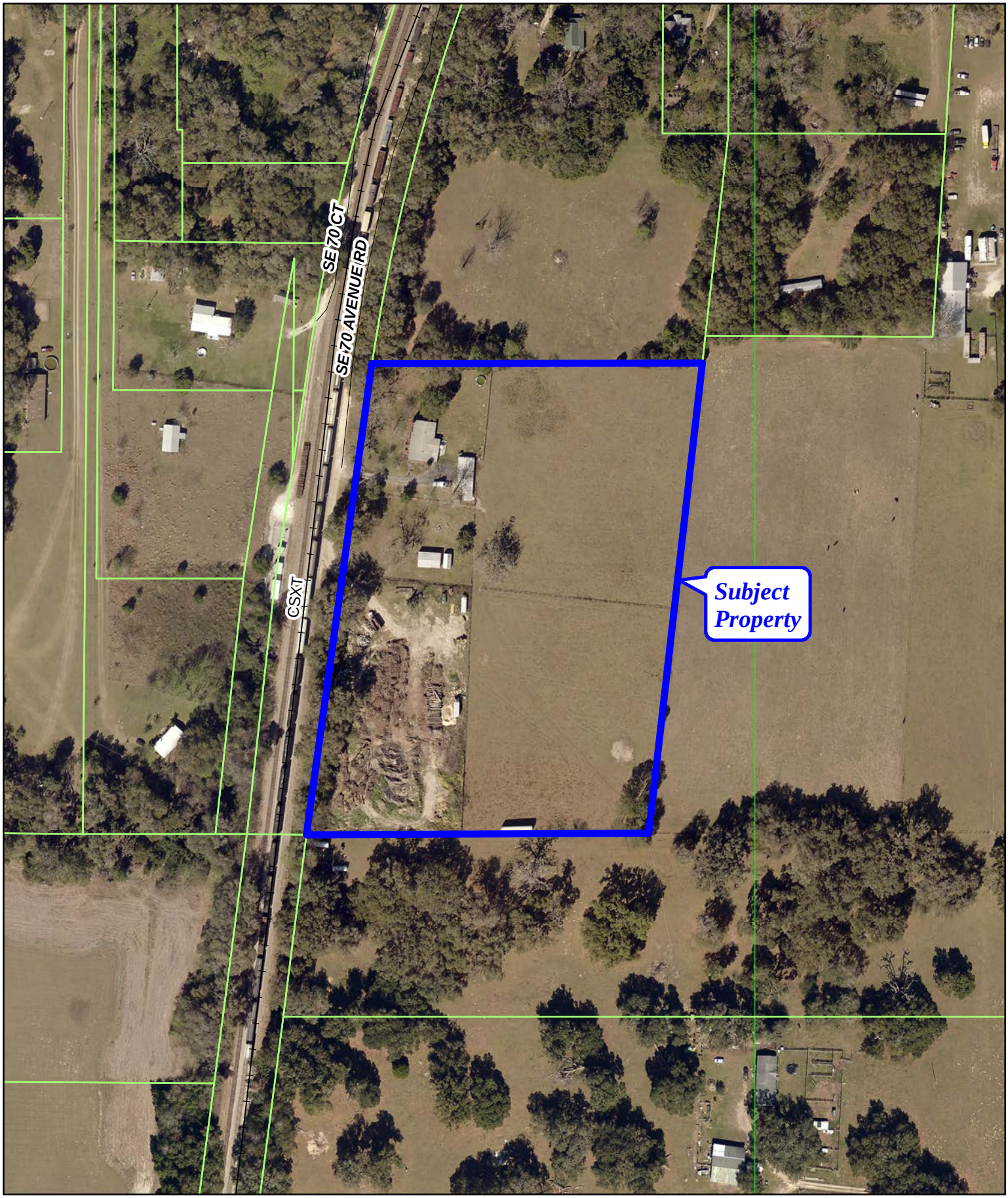
8: Home on subject property.

9: Area proposed for the Tree Debris Recycling.

10: A view of the homes west of the railroad track adjacent to subject property.

DRC Staff Comments

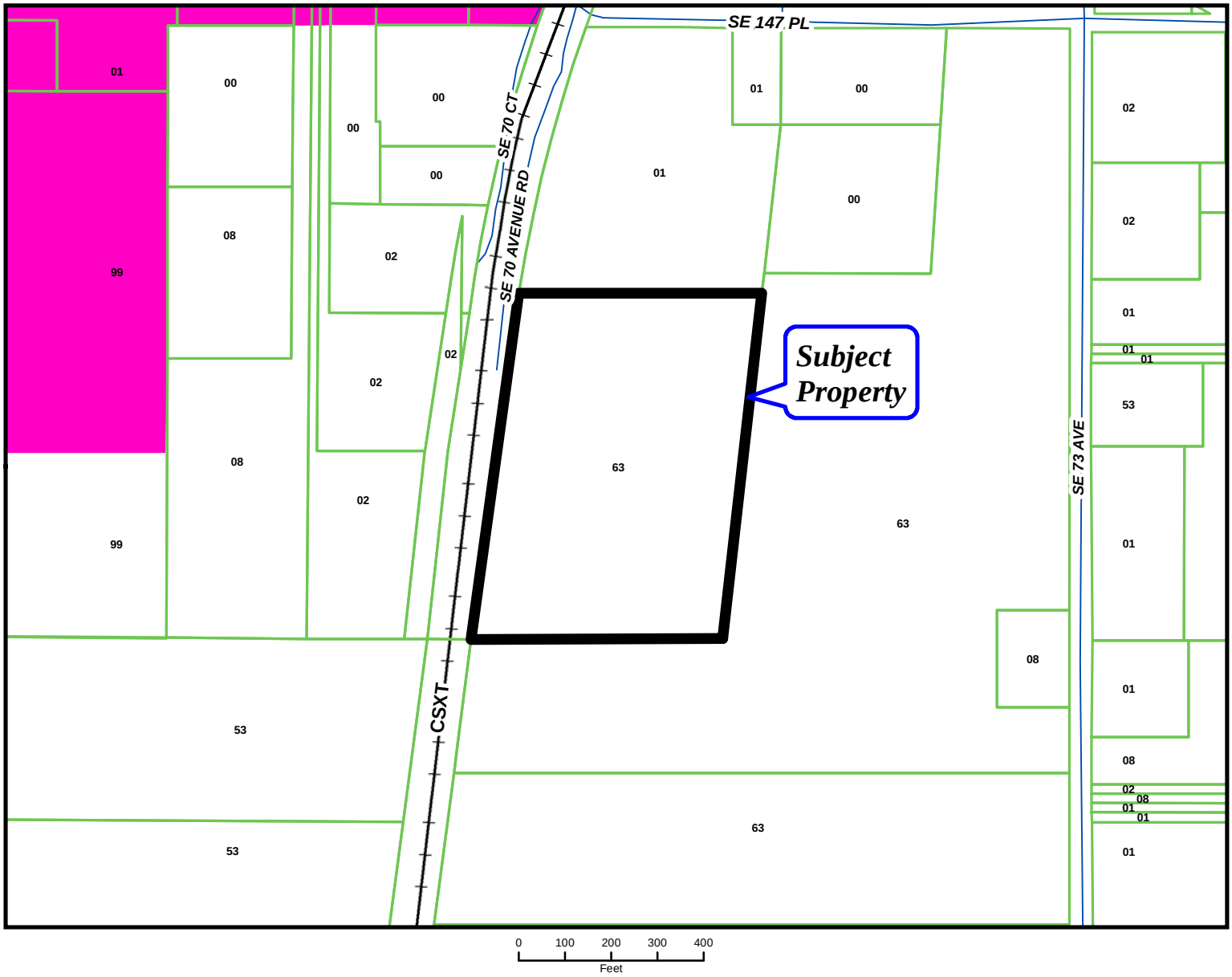
Aerial: 210604SU



N

0 100 200 300 400
Feet

Existing Land Use Designation 210604SU



Use per MC Property Appraiser	
01	Single Family Res
50-69/99	Agricultural
00/10/40/70	Vacant
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

OWNER: Ronald R. and Tamara D. McCartney

AGENT: Michael T. Hopkins – Integrity Excavation & Land Clearing, LLC

PARCEL(S): 46118-000-00

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.

N

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

2106045U
AR# 26566
PA#: 46118-000-00

Marion County
Board of County Commissioners

Growth Services
2710 E. Silver Springs Blvd. Ocala, FL 34470
Phone: 352-438-2600 Fax: 352-438-2601

SPECIAL USE PERMIT APPLICATION - REGULAR - $1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Bringing Tree debris to Property, then Chipping the debris & taking the debris to be recycled. PARKING OF 1 COMMERCIAL VEHICLE, WILL BE ON PROPERTY OVERNIGHT.

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** A1 ✓

Parcel account number(s): 46118-000-00 Situs: 14901 SE 70th AVE RD Summerfield, FL

Property dimensions: @756'-6 X 626'-0" **Total acreage:** 9 ACRES ✓

Directions: HWY 441 SOUTH TO SE 147 ST, TURN RIGHT. HEAD WEST ON 147 ST. then TURN LEFT ON SE 70 AVE. FOLLOW ROAD TO Last GATE ON LEFT.

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. **Please print all information, except for the Owner and Applicant/Agent *signature*.**

Property Owner name (please print)	**Applicant or agent name (please print)**
Ronald R McCartney and Tamara D.	MICHAEL T. HOPKINS c/o Integrity Excavation and Land Clearing, LLC
Mailing Address	**Mailing Address**
10570 SW 140th AVE ✓	5240 NE 11th AVE
City, State, Zip code	**City, State, Zip code**
DUNNELLON, FL 34432	OCALA, FL 34479
Phone number (include area code)	**Phone number (include area code)**
(352) 427-6349	(352) 572-6039
E-mail address	**E-mail address**
ronintegrity@yahoo.com	integritylc@yahoo.com
Signature Ronald M	***Signature*** Mike Hopkins

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or **denied**. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY					
Project No.: 2021040029	*Code Case No.:*			*Application No.:* 26566	
Rcvd by:	*Rcvd Date:* 04/07/2021	*FLUM:* RL		*Zoning Map No.:* 238	*Rev:* 07/1/2019

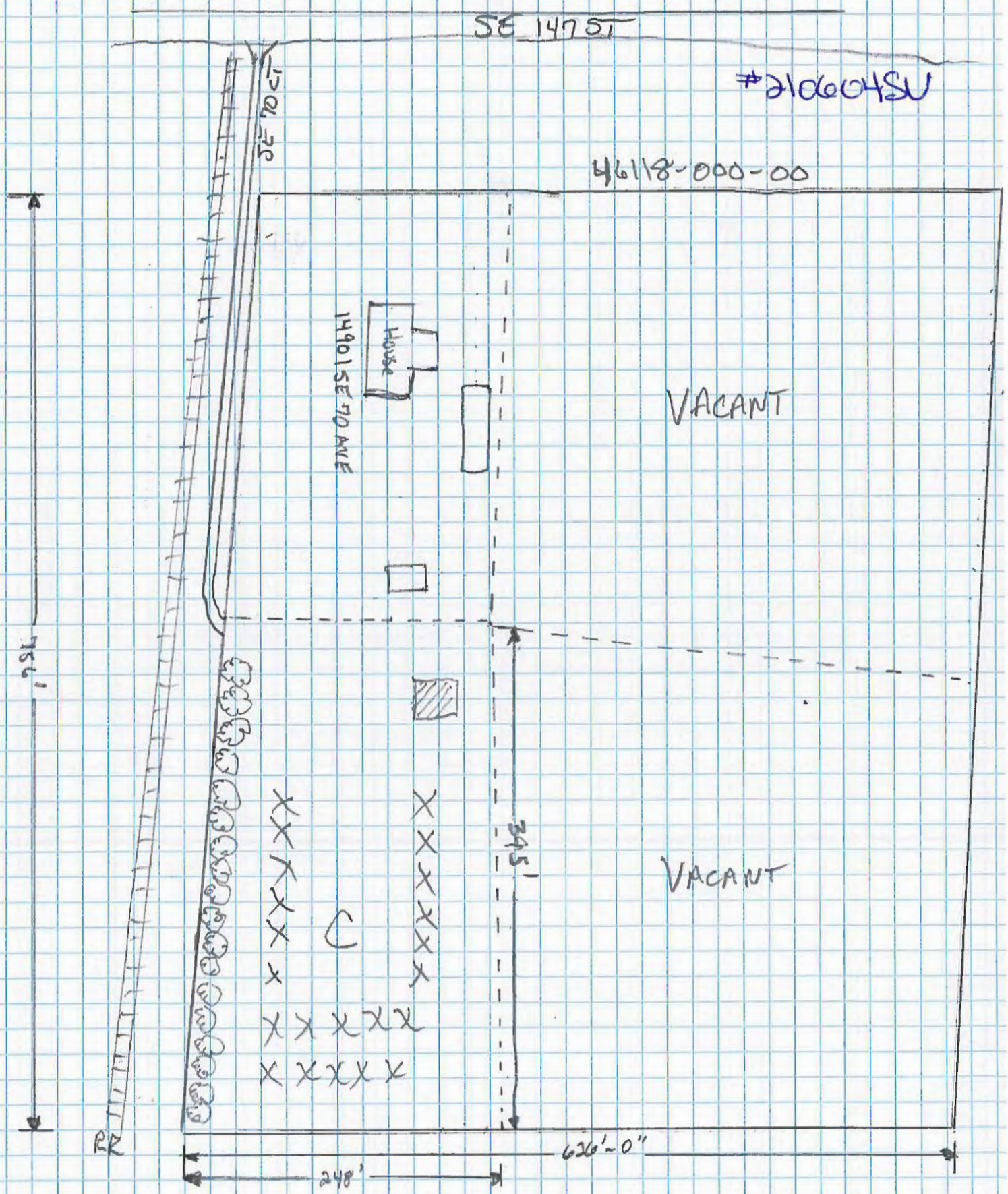
SEC 17 TWP 17 RGE 23 ✓

Special Use Permit Findings & Facts
For PID 46118-000-00

1. Access to property will be off SE 147 St, heading west from HWY 441, turn left onto SE 70 Ave. There will be a limerock/dirt road that runs parallel with the railroad tracks and is only used for a vacant house and our parcel. This will dead end into the fenced in property.
2. The property is all grass and surrounded by large parcels of land. A business named MWR Services surrounds the entire east and the entire south side of the property with 24.26 acres of mainly raw land. The west side of the property has a solid line of wood buffer. A fence is completely around the property with a gate.
3. There will be a porta potty provided.
4. Power company is Duke Energy.
5. The property has no nearby neighbors to buffer from. If needed a buffer (a 6ft dirt grass burm) could be put along the south side of property for the nearest neighbor.
6. A sign will be put on front entry gate.
7. All setbacks will be met.
8. The property surrounding where the debris will be located is owned by Reedy. There is more disturbance from the train tacks than will be noticed from us. I believe there will be no negative impact on surrounding neighbors.
9. Yes, we would be willing to meet any special conditions necessary to get this special use permit.

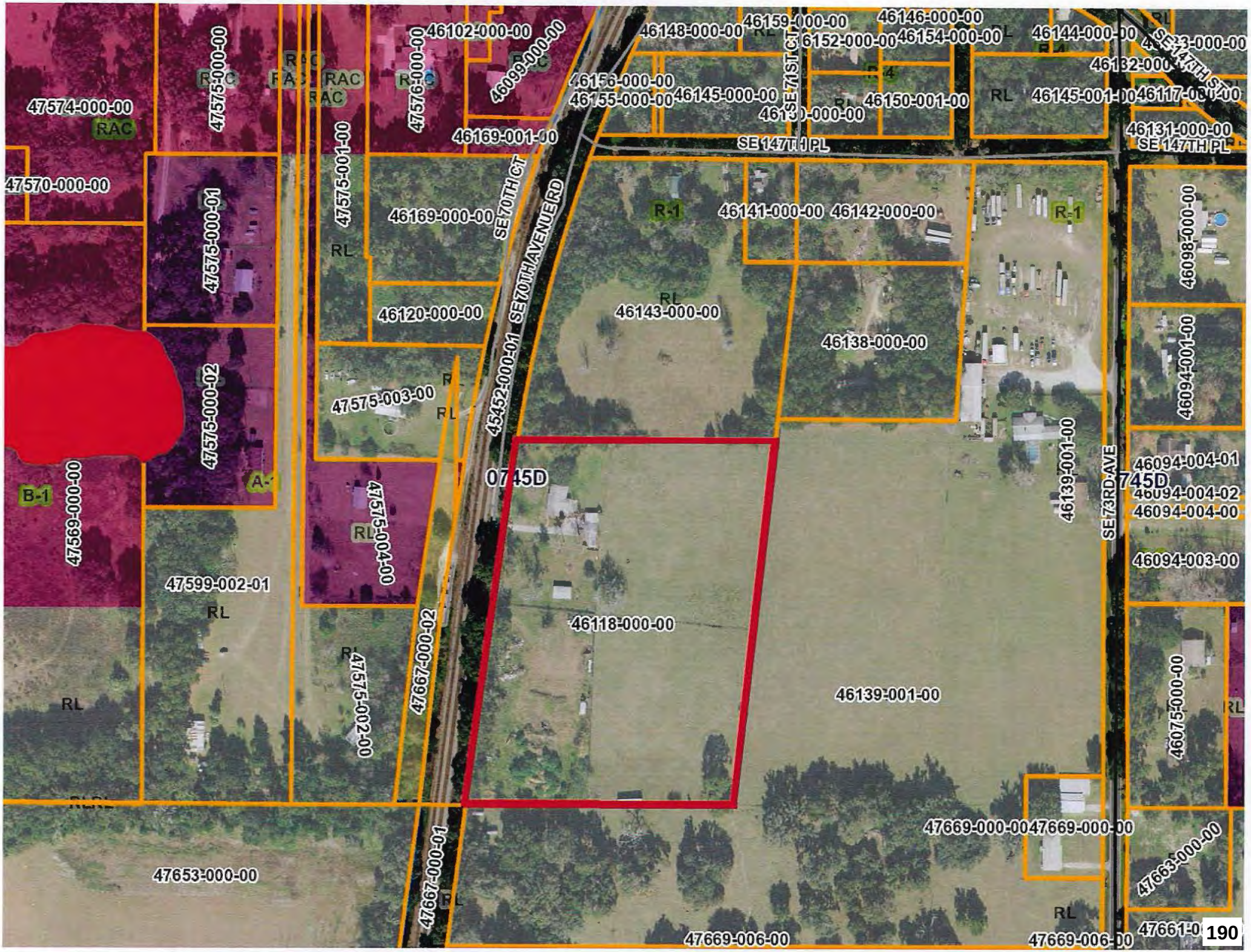
~~A~~ HOURS OF OPERATION WILL BE 7:00 AM - 5:00 PM.

We are asking for a special use permit for PID 46118-000-00. We are wanting to bring about 10 loads of our own tree debris per week to this parcel. Then we will bring in a chipper to chip the debris and take the chippings to the recycle center to help our environment. Only one truck will be used and parked on location at the end of day. We are willing to meet any special conditions necessary to get this special use permit. The truck that we will use is a 2020 Kenworth T880 Vin#1NKZXJEXXLJ402409.



□ = 20' - - - - INTERIOR FENCE Trees X Proposed Tree Debris C Chipping AREA

PARKING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RAC
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46117-000-00
46131-000-00
SE 147TH PL
SE 71ST CT
SE 147TH ST
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46169-001-00
46169-000-00
SE 70TH CT
SE 70TH AVENUE RD
R-1
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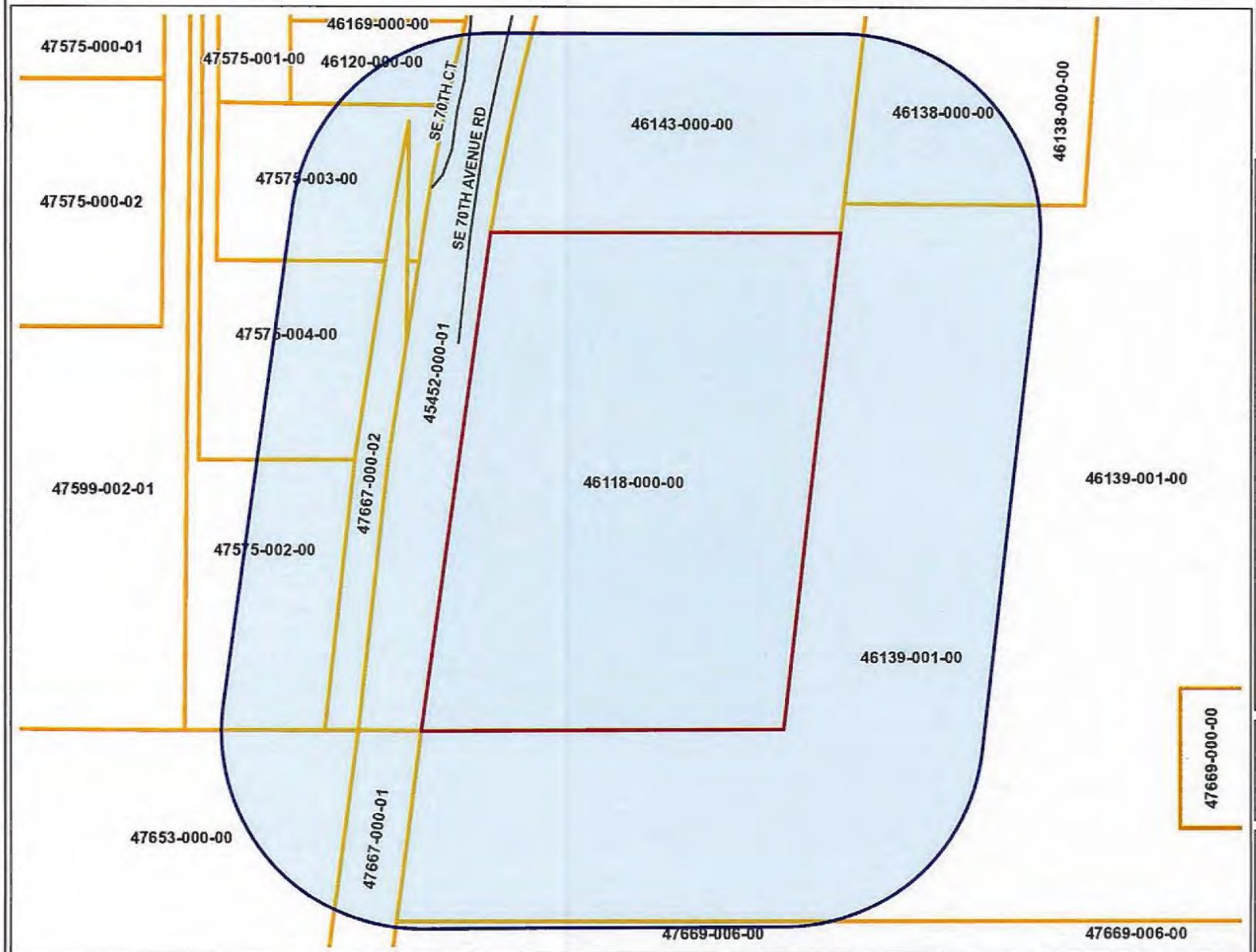
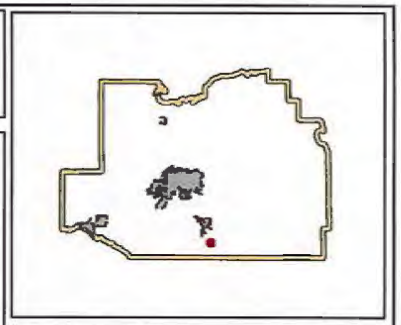
190

Marion County Growth Services Viewer

210604SU - RONALD R. & TAMARA D. McCARTNEY





Legend

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

1: 2,666

1 in = 0.04 Miles

N W E S

Notes

c/o:
INTEGRITY EXCAVATION & LAND CLEARING, LLC
Agent: MICHAEL T. HOPKINS

Creation Date: 4/8/2021

0.1 0 0.04 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.

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2021-3138 **Agenda Date:** 5/24/2021 **Agenda No.:** 2.3.

SUBJECT:
210607Z - CMH Parks, Inc. Clayton Properties Group, D. Joel Adams, PUD Modification and Renewal, 28.58 Acres

DESCRIPTION/BACKGROUND:
210607Z - CMH Parks Inc. / Clayton Properties Group, c/o D. Joel Adams, 5000 Clayton Road, Maryville, TN 37804, request a Modification and Renewal of a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from expired PUD (Planned Unit Development) (originally approved as Falls of Ocala Phase II - exp. 2003) to PUD (Planned Unit Development), for the intended use of a proposed single family residential development with 89 units (Falls of Ocala), on approximately 28.58 Acres, on Parcel Account Number 23304-001-00.

Marion County Planning & Zoning Commission

Date: 5/13/2021 | **P&Z: 5/24/2021 BCC: 5/18/2021**

Application No:
210607Z

Type of Application:
Rezoning

Request:
From: PUD, Planned Unit Development (Expired)
To: PUD, Planned Unit Development (89 single family dwelling units)

Future Land Use Designation:
Medium Density Residential

Parcel #/Acreage:
23304-001-00/±27.89

Existing Use:
Portions vacant. Phase 1 WWTP on NE side

Owner/Applicant(s):
CMH Parks Inc./ Isabelle Albert, AICP- Halff Associates Inc.

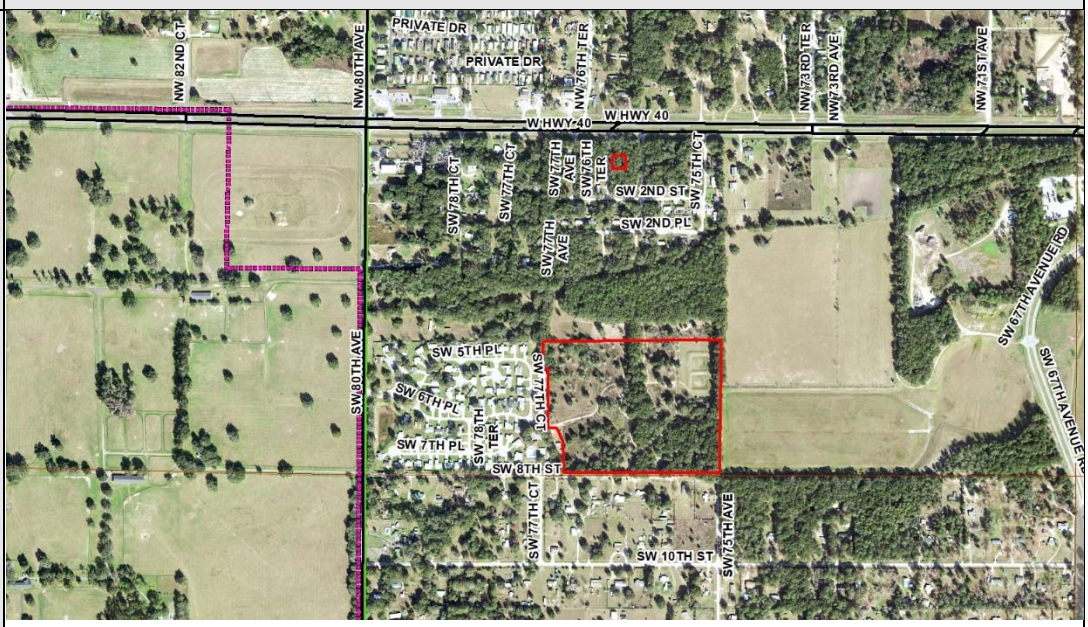
Staff Recommendation
Approval with Development Conditions

P&Z Recommendation:
TBD

Project Planner
Kimberleigh Dinkins, Senior Planner

Code Enforcement Action:
None.

Previous Rezoning Applications:



Item Summary
Staff is recommending **APPROVAL WITH DEVELOPMENT CONDITIONS** for a rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development) on ±27.89 acres, in accordance with Marion County Land Development Code, Article 2, Division 7, *Zoning Change*. This request is proposing 89 residential units. The project is .

Public Notice
Notice of the public hearing was mailed to 32 property owners within 300 feet of the subject property.

Location
The property is located at 7745 SW 6th Place which is east of Ocala Falls Unit I and will access through that phase. It is just east of SW 80th Ave and south of West HWY 40.

Request
The applicant is requesting to reactivate a PUD to allow for 89 residential units on 27.89 acres, consistent with the site's Medium Density Residential future land use designation and previous approvals for the development.

Pre 1986 PUD as Phase II of Falls of Ocala **Previous Comp. Plan Amendments: None**	

Analysis

The proposed PUD is requesting 89 residential units. A conceptual plan for the development has been submitted as part of the application. Prior to this request, the property obtained approval of a preliminary plat for up to 89 units (2005), but that plan has expired. Additionally, significant changes to the Land Development Code (LDC) makes it necessary to review the PUD as a rezoning application.

Internal Circulation

The project proposes sidewalks to meet LDC standards. Primary access is proposed from SW 80th Ave through Unit 1. The property abuts a section line on its southern boundary along SW 8th St, and a 30ft easement exists on the northern boundary of the subdivision to the south (Ocala Thoroughbred Farms). The conceptual plan shows a 30ft ROW easement adjacent and connected to Ocala Thoroughbred Farms, and a future connection SW 8th St. Staff recommends additional coordination with the Office of the County Engineer to determine a timeline for construction of that additional access point.

Open Space

The project proposes only a 12% buffer, and the buffer surrounding the wastewater treatment plant is shown internal to the development, rather than surrounding the perimeter. Sidewalks that are consistent with the Marion County Land Development Code are proposed, which will increase the overall open space calculation. Based on conversations with the applicant, residents will have access to the existing clubhouse and amenities in Unit 1. Conditions are proposed to ensure that minimum open space is met.

Vicinity

The subject property is adjacent to two existing subdivisions, Falls of Ocala and Ocala Thoroughbred Acres. The Falls of Ocala was one of the first PUD developments in the area, and this project has been contemplated as the second unit of that development since its approval. The vicinity is rapidly changing, with Golden Ocala/World Equestrian Center to the North, and On Top of the World expansion to the south along 80th Ave.

In reaching its decision, the Commission must address the following:

a. **Granting the proposed zoning change will not adversely affect the public interest.** The subject property is adjacent and connected to Falls of Ocala Unit 1. It is consistent with the design of Unit II approved in 1986. There are outstanding questions related to requirements to connect with central water and sewer and timing of the roadway construction and connection to SW 8th St. Development conditions have been recommended in order to ensure that the project complies with County LDC.

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 these properties as Medium Density Residential. Rezoning the site to PUD for residential uses is consistent with the Comprehensive Plan.

c. **The proposed zoning change is compatible with land uses in the surrounding area.** The subject property has been designated PUD since at least 1986. The proposed plan does not demonstrate a substantial deviation from the plan approved at that time, and staff has recommended development conditions to ensure compliance with the existing LDC.

The following tables summarize the adjacent future land use designations, zoning districts, and existing uses:

ADJACENT PROPERTY CHARACTERISTICS			
Direction	**FLUM Designation**	**Zoning**	**Existing Use per MCPA Property Code**
N	Low Residential	A-1, General Agriculture	Pasture
S	Low Residential	A-1, General Agriculture	SFR/Mobile Home
E	Public	A-1, General Agriculture	Pasture/Industrial
W	Rural Land	A-1, General Agriculture	Pasture

Access to the property is from 80th Ave, over SW 6th PL. A secondary access to SW 80th Ave, through SW 8th St is proposed as a "future acces". The parcel also abuts a N-S half section line along its eastern boundary. It will be necessary to coordinate with Engineering regarding timing of construction of the secondary access points.

SURROUNDING ROADWAY CONDITIONS						
Road	**Class**	**Maint.**	**Existing Conditions**			
			Surface	**No. Lanes**	**R/W Width**	**R/W Deficiency**
SW 6th PL	Subdivision Local (public)	County	Paved	2	60'+	0

Infrastructure

The site is in the Marion County Utilities Service Area for both water and sewer. However, there is an existing wastewater treatment plant onsite. It will be necessary to coordinate with Marion County Utilities to determine if connection to central sewer is required.

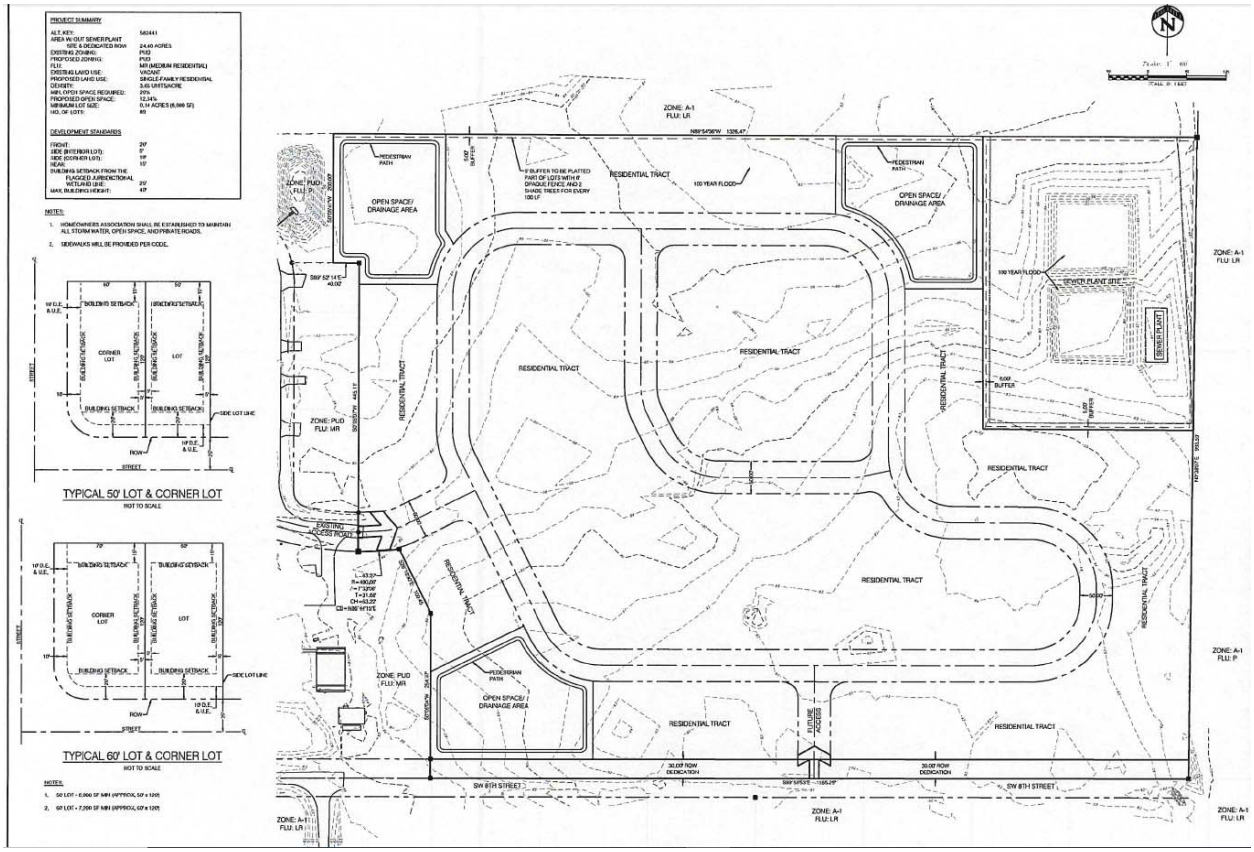
Planning and Zoning Commission Recommendation:
TBD

Staff Recommendation: Approval with Conditions

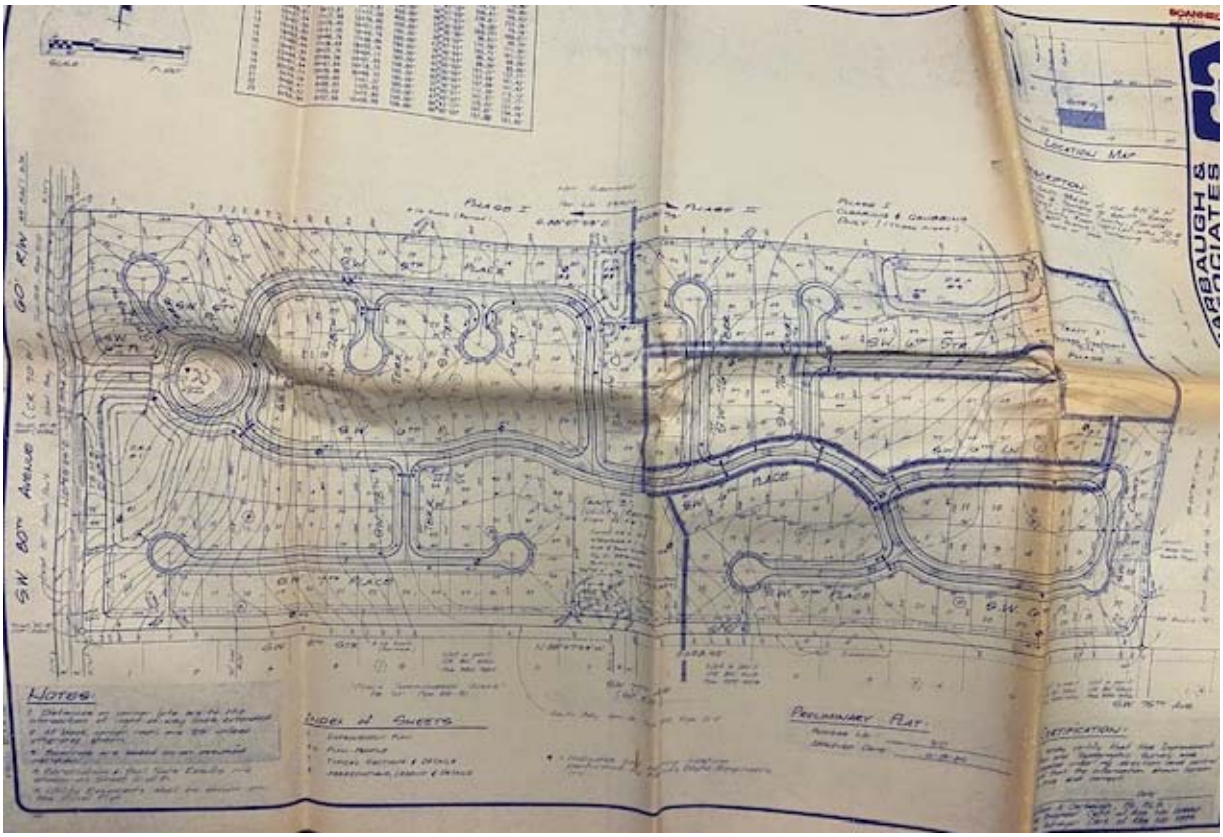
1. The project shall be developed consistent with the application and LDC unless otherwise revised by these conditions of approval.
2. The project shall comply with the minimum requirement for 20% open space, unless it can be affirmatively demonstrated that the existing community amenities are available to, and have capacity for, the new residential development. The project can use TDCs for a maximum of 25% of the required open space as per the Marion County Comprehensive Plan, Policy 9.1.8.
3. The project shall be limited to a maximum total of 89 dwelling units.
4. The project shall work through the development review process to provide secondary access as required by the Marion County Land Development Code.
5. All roads, parking lots, and sidewalks shall meet the requirements of the Marion County Land Development Code.
6. The project shall be served by central potable water and central sanitary sewer services consistent with the LDC. If the development is to be served by the existing wastewater treatment facility, adequate capacity shall be demonstrated prior to the approval of Improvement Plans. Further, there shall be no violations to FDEP permit requirements and the plant must meet minimum requirements of LDC Sec. 6.16.3 at the time of development.
7. Buffers shall be as required in the Land Development Code. A minimum E-type buffer must be provided around the wastewater treatment facility perimeter abutting the adjacent properties.

PLANNING & ZONING COMMISSION RECOMMENDATION:
TBD

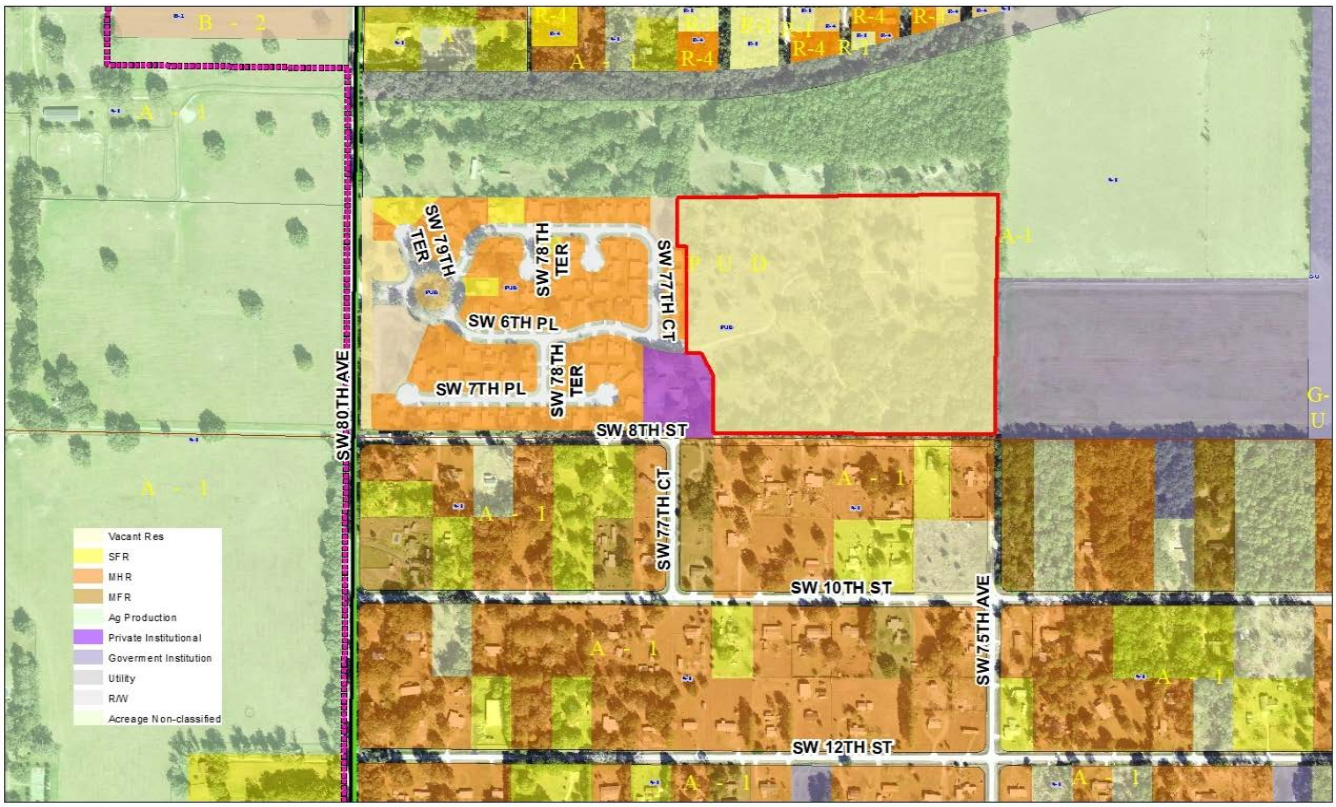
PROPOSED CONCEPTUAL PLAN



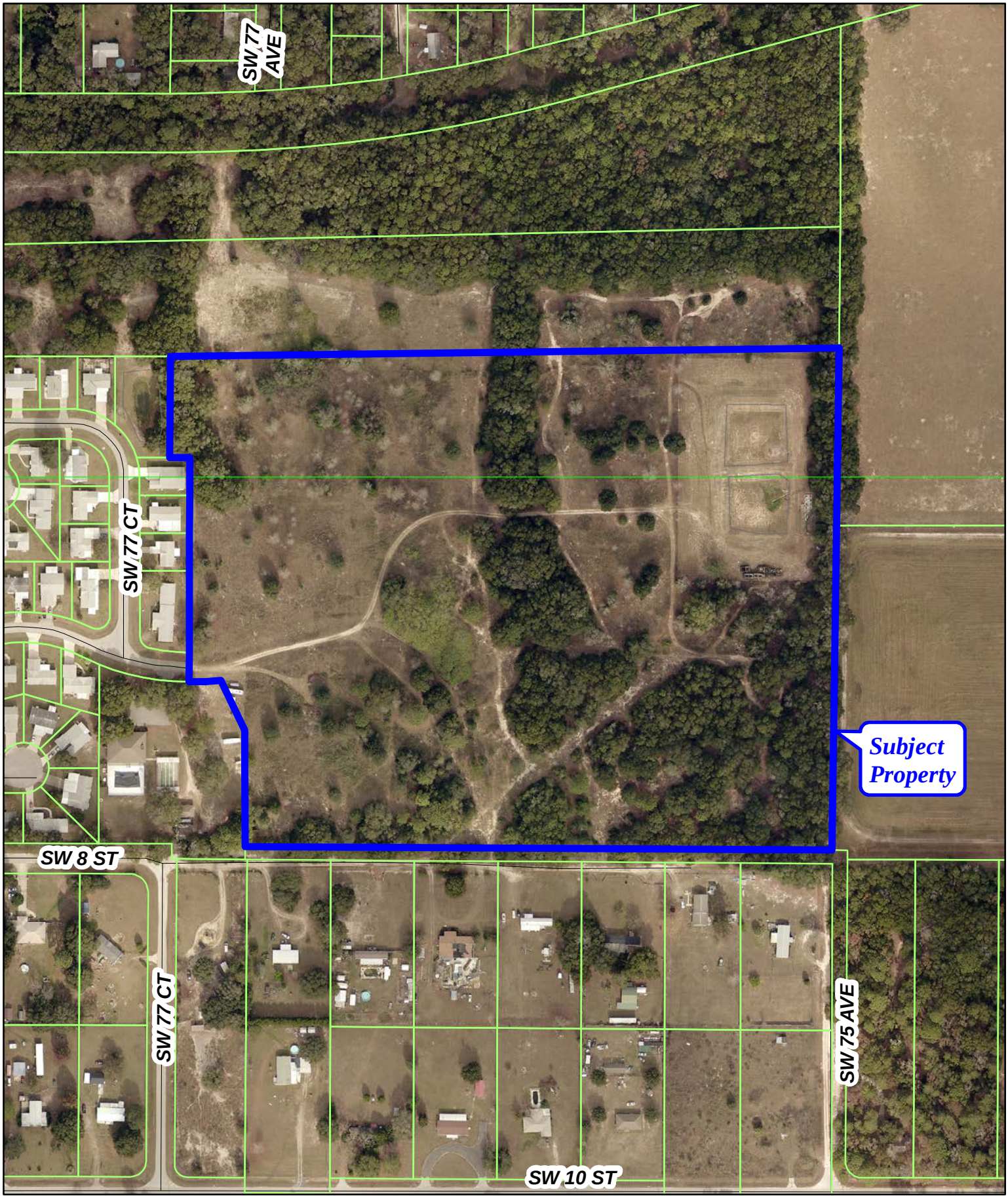
PREVIOUS PLAN (1985-PHASE ONE ALREADY DEVELOPED)



EXISTING USES PER MCPA PROPERTY CODE DATA



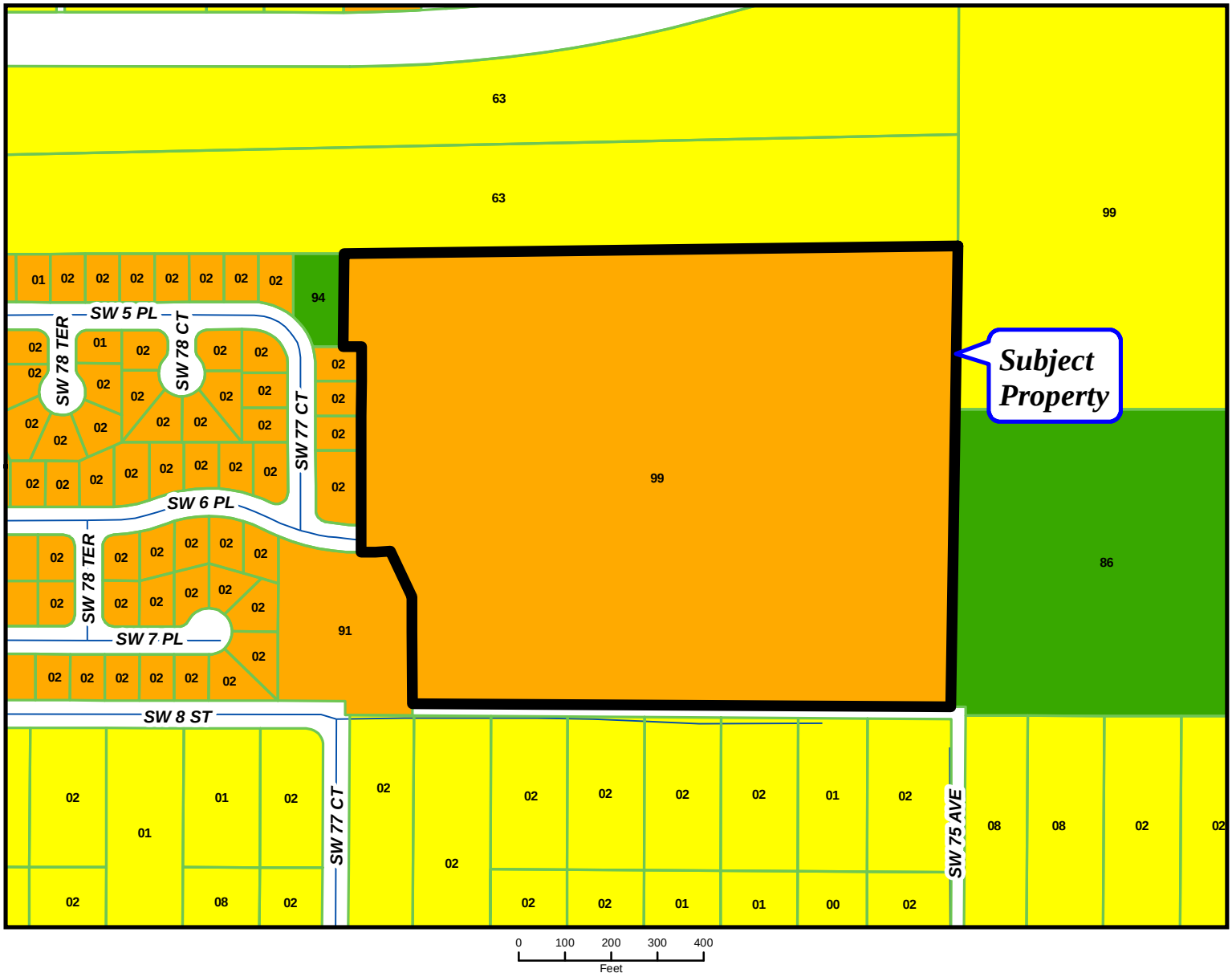
Aerial: 210607Z



N

0 150 300 450 600
Feet

Existing Land Use Designation 210607Z



Use per MC Property Appraiser	
01	Single Family Res
50-69/99	Agricultural
00/10/40/70	Vacant
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

OWNER: **CMH PARKS, INC / Clayton Properties Group**

AGENT: **Isabelle Albert, AICP, Halff Associates, Inc.**

PARCEL(S): **23304-001-00**

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.

N

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

2106073
AR#: 26565
PA#: 23304-001-00

Marion County
Board of County Commissioners
Growth Services ▪ Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION FOR REZONING

Application No.: #2106073

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 0.26 miles east of SW 80th Avenue PUD (PD08) to north of SW 75th Ave PUD, for the intended use of: 89 single-family residential units. – "Falls of Ocala"

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

Parcel account number(s): 23304-001-00

Property dimensions: _____ **Total acreage:** 28.58 27.89 per P.A.

Directions: The property is located on SW 8th Street and immediately east of Falls of Ocala residential development.
Situs: 7745 SW 6th Place, Ocala, FL

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

CMH PARKS INC / CLAYTON PROPERTIES GROUP c/o:	Isabelle Albert, AICP, Halff Associates, Inc.
Property owner name (please print) D. Joel Adams VP	**Applicant or agent name (please print)**
5000 CLAYTON ROAD	1000 N ASHLEY DRIVE, SUITE 900
Mailing address	**Mailing address**
MARYVILLE, TN 37804	TAMPA, FL 33602
City, state, zip code	**City, state, zip code**
	(813) 620-4500
Phone number (please include area code)	**Phone number (please include area code)**
SEE AFFIDAVIT	Isabelle Albert
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: YB **DATE:** 4/7/21 **ZONING MAP NO.:** 128 *Rev. 01/11/2021*

MDR, PUD, 18/15/21 ✓

AR: 26565 Project: 200S040074

HALFF

#2106073

April 5, 2021

Kimberleigh Dinkins
Senior Planner
Growth Services Department
2710 East Silver Springs Blvd.
Ocala, FL 34470

Sent via Email: kimberleigh.dinkins@marionfl.org

Dear Ms. Dinkins,

The applicant is seeking to rezone approximately 28.58 acres (parcel number 23304-001-00) to a Planned Unit Development (PUD) zoning district to allow for an 89-unit single-family residential community. The developable acreage of the site consists of 24.4 acres without the existing Wastewater Treatment Plant (WWTP) and 30-foot right-of-way dedication on SW 8th Street.

The subject area is located to the north of SW 8th Street and immediately east of the Falls of Ocala residential development. The property was originally phase II of the Falls of Ocala PUD. Phase I, adjacent to the west of the subject site, was constructed in 1985 with single-family residential units. The subject site, Phase II, had construction plans permitted in 2003 that have since expired. The subject site is currently vacant with an existing access to the west through the existing Falls of Ocala residential development.

Adjacent zoning to the north, south and east of the subject site is General Agriculture (A-1). The property to the north has a Low Residential (LR) future land use category with one existing mobile home residence located more than 840 feet west from the subject site property boundary. The development is proposing a 5-foot-wide buffer with a 6-foot opaque fence and 2 shade trees for every 100 linear feet (LF) to the north as part of the platted lots to meet the buffering requirement intent per Section 6.8.6. in the Land Development Code. To the northeast adjacent to the wastewater treatment plant has a land use category of LR and is currently vacant land. There is an existing buffer along the site for this portion. To the east has a future land use category of Public (P) and is in use as a recycling center owned by Marion County. To the south across SW 8th Street has a land use category of LR and is developed with single-family residential units.

There is an existing WWTP with an existing chain-link fence buffer on the northeast corner of the subject site servicing the Falls of Ocala development to the west. The WWTP will also be servicing the proposed new development. The future land use category for this site is Medium Residential (MR) which allows for four (4) dwelling units per one (1) gross acre. Our request for 89 single-family units is compatible with the MR category.

The applicant has submitted a Traffic Assessment Methodology to the County and the Traffic Study is currently in progress. The site will be accessed through the existing Falls of Ocala development on the west which leads to SW 80th Avenue. The development will also have an emergency access only to the south on SW 8th Street where the applicant is proposing a 30-foot right-of-way dedication. For non-vehicular/pedestrian access, the site will provide internal sidewalks, as well as walking paths around the

drainage areas for residents to use recreationally and for walking their dogs. Adding the walking paths, as well as the landscape buffer throughout the development, provides 3.01 acres of open space which is 12.34 percent of the total acreage. Although it is required in the LDC to provide a minimum of 20 percent open space, we believe the applicant has in the best of their ability met the intent by working closely with Marion County growth services staff to provide as much open space as possible within the developments limitations due to the WWTP on site and stormwater requirements.

The project will be built in compliance with all applicable regulations of the Land Development Code and other applicable regulations, unless shown otherwise by this PUD.

Sincerely,

Isabelle Albert

Isabelle Albert, AICP

#2106073

DATE	ISSUE #	BY

PUD CONCEPTUAL PLAN

FOR

FALLS OF OCALA

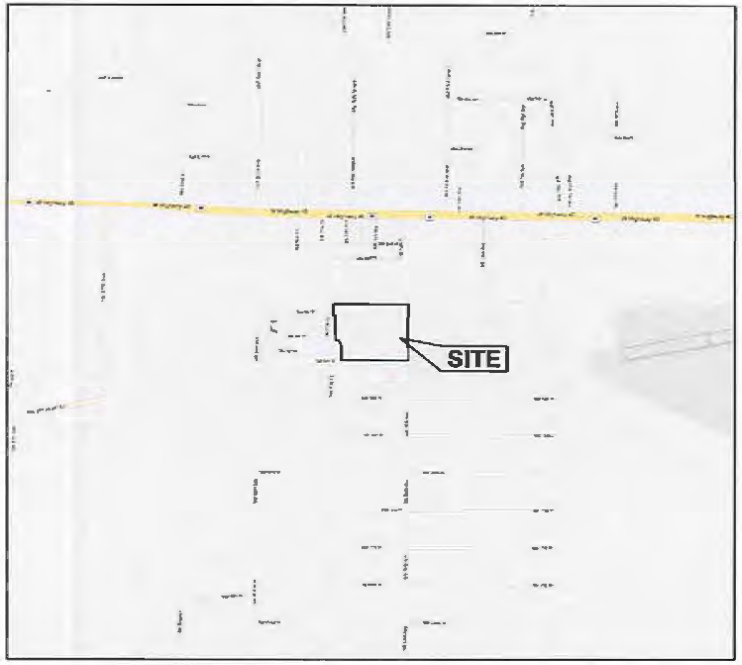
SECTION 18 TOWNSHIP 15S RANGE 21E

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE SOUTH 996.04 FEET OF THE SW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT THE FALLS OF OCALA UNIT NO. 1, RECORDED IN PLAT BOOK Y, PAGE 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND ALSO LESS AND EXCEPT THE WESTERLY 30.00 FEET FOR COUNTY ROAD RIGHT OF WAY.

CONTAINING 28.54 ACRES, MORE OR LESS.



VICINITY MAP
1" = 1,000'

INDEX OF SHEETS

1 COVER SHEET
2 PUD MASTER PLAN

OWNER/DEVELOPER/APPLICANT:
HIGHLAND HOMES
3020 S. FLORIDA AVENUE
SUITE 101
LAKELAND, FL 33803
MILTON ANDRADE, DIRECTOR OF LAND DEVELOPMENT
PHONE: (863) 619-7103 EXT. 334
M.ANDRADE@HIGHLANDHOMES.ORG

ENGINEER/SURVEYOR:
BESH HALFF
902 SINCLAIR AVENUE
TAVARES, FL. 32778
BRETT TOBIAS, P.E.
(352) 343-8451
BTOBIAS@HALFF.COM

BESH HALFF

ORIGINAL DOCUMENT SIZE 24"x36"
0 1 2 3 4 5
(INCHES)

APRIL 05, 2021, SUBMITTAL #1 (NOT FOR CONSTRUCTION UNTIL CONFORMED)

#2106072

FALLS OF OCALA PUD CONCEPTUAL PLAN

PROJECT SUMMARY

ALT. KEY:	3682441
AREA IN / OUT SEWER PLANT SITE & DEDICATED ROW:	34.40 ACRES
EXISTING ZONING:	PUD
PROPOSED ZONING:	PUD
FLU:	MR (MEDIUM RESIDENTIAL)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL
DENSITY:	3.65 UNITS/ACRE
MIN. OPEN SPACE REQUIRED:	20%
PROPOSED OPEN SPACE:	12.34%
MINIMUM LOT SIZE:	0.14 ACRES (6,000 SF)
NO. OF LOTS:	85

DEVELOPMENT STANDARDS

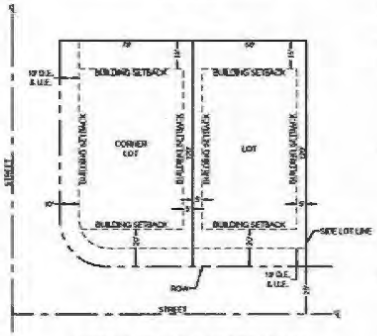
FRONT:	20'
SIDE (INTERIOR LOT):	5'
SIDE (CORNER LOT):	10'
REAR:	15'
BUILDING SETBACK FROM THE FLAGGED JURISDICTIONAL WETLAND LINE:	25'
MAX. BUILDING HEIGHT:	40'

NOTES:

1. HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN ALL STORM WATER, OPEN SPACE, AND PRIVATE ROADS.
2. SIDEWALKS WILL BE PROVIDED PER CODE.

TYPICAL 50' LOT & CORNER LOT

NOT TO SCALE

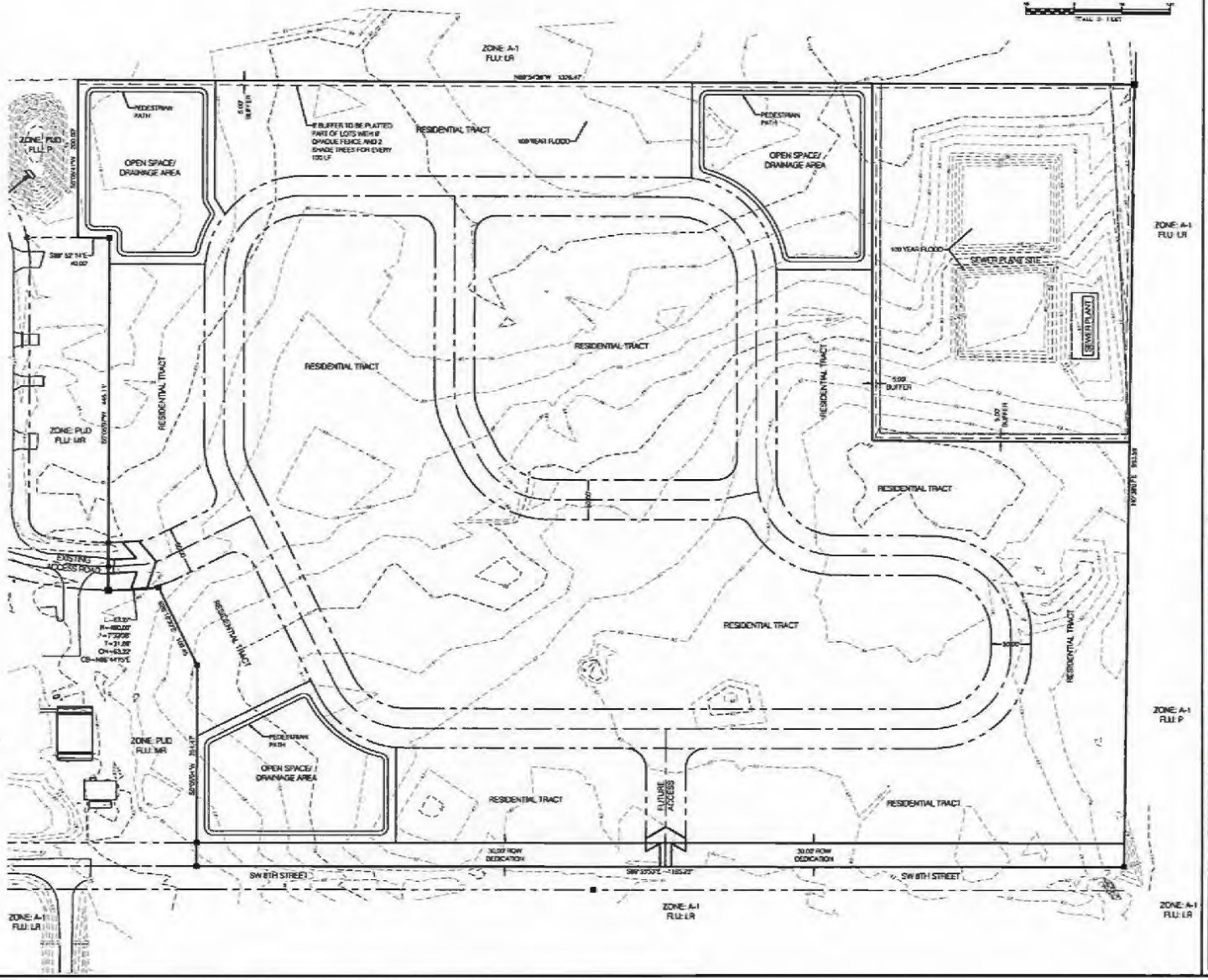


TYPICAL 60' LOT & CORNER LOT

NOT TO SCALE

NOTES:

1. 50' LOT - 6,000 SF MIN (APPROX. 50' x 120)
2. 60' LOT - 7,200 SF MIN (APPROX. 60' x 120)



FALLS OF OCALA	PUD CONCEPTUAL PLAN

BESH HALFF

DATE:	APRIL 08, 2021
DESIGNED BY:	BJT
DRAWN BY:	TNJ
CHECKED BY:	BJT
JOB NO.:	2010.06.0000
FILE NAME:	FALLS OF OCALA

Sheet 2

BRETT J. TOBIAS, PE
Registered Eng 68017

FALLS OF OCALA
MARION COUNTY
SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST

50' & 60' x 120'

BESH HALFF

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB NO.:
FILE NAME:
Sheet 1

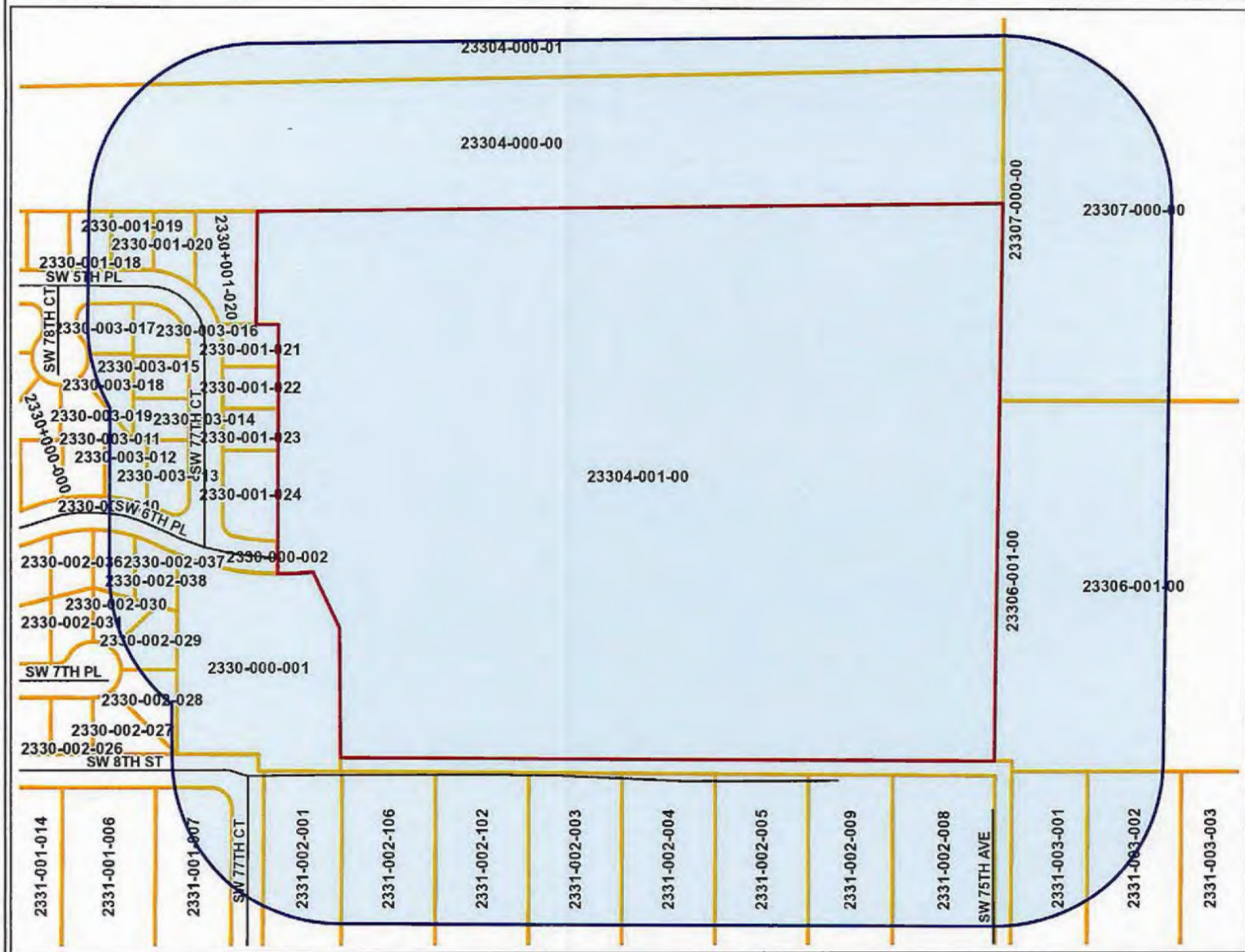
HALFF

#2106073

Falls of Ocala PUD
Architectural Renderings

Marion County | Growth Services Viewer

210607Z - CMH PARKS INC - CLAYTON PROP GROUP



Legend

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

1: 3,156

1 in = 0.05 Miles

Notes

c/o: D. JOEL ADAMS, VP
Agent: ISABELLA ALBERT, AICP
c/o: HALFF ASSOCIATES, INC.

0.1 0 0.05 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: 4/8/2021

Traffic & Mobility Consultants

MEMORANDUM

March 23, 2021

Re: **Falls of Ocala**
Traffic Assessment Methodology
Marion County, Florida
Project № 21051

#2106073

The following is an outline of the methodology for the proposed Traffic Assessment for the above referenced project. The study will conform to Marion County procedures and requirements.

Project Description

The proposed development consists of 92 residential units with an anticipated buildout year of 2024. The site is located on SW 8th Street, east of SW 80th Avenue and south of SR 40, in Marion County, Florida. The development is proposed to access SW 80th Avenue via a cross access driveway on SW 6th Place. **Figure 1** depicts the site location. A conceptual plan is included in the **Attachments**.

Trip Generation

The trip generation analysis was conducted using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The ITE information sheets are included in the **Attachments. Table 1** summarizes the resulting trip generation analysis.

Table 1
Trip Generation Calculation

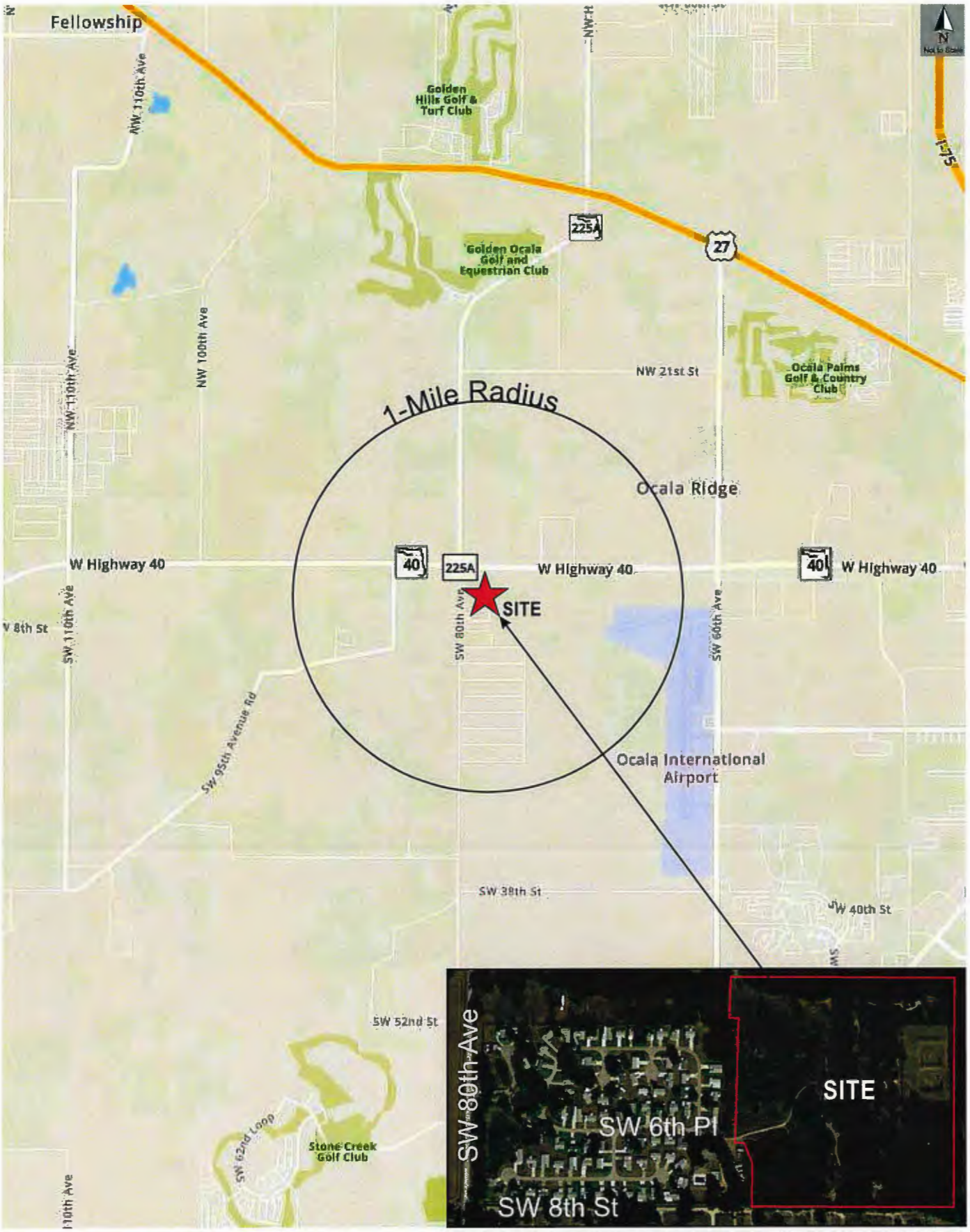
ITE			Daily		AM Peak Hour				PM Peak Hour			
Code	Land Use	Size	Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family Residential	92 DU	10.47	963	0.76	70	18	52	1.02	94	59	35

Regression Equation used to calculate rates when R2 is greater than 0.75 or has more than 20 studies

The proposed development is projected to generate 963 daily trips, of which 70 trips occur during the AM peak hour and 94 trips occur during the PM peak hour.

Trip Distribution

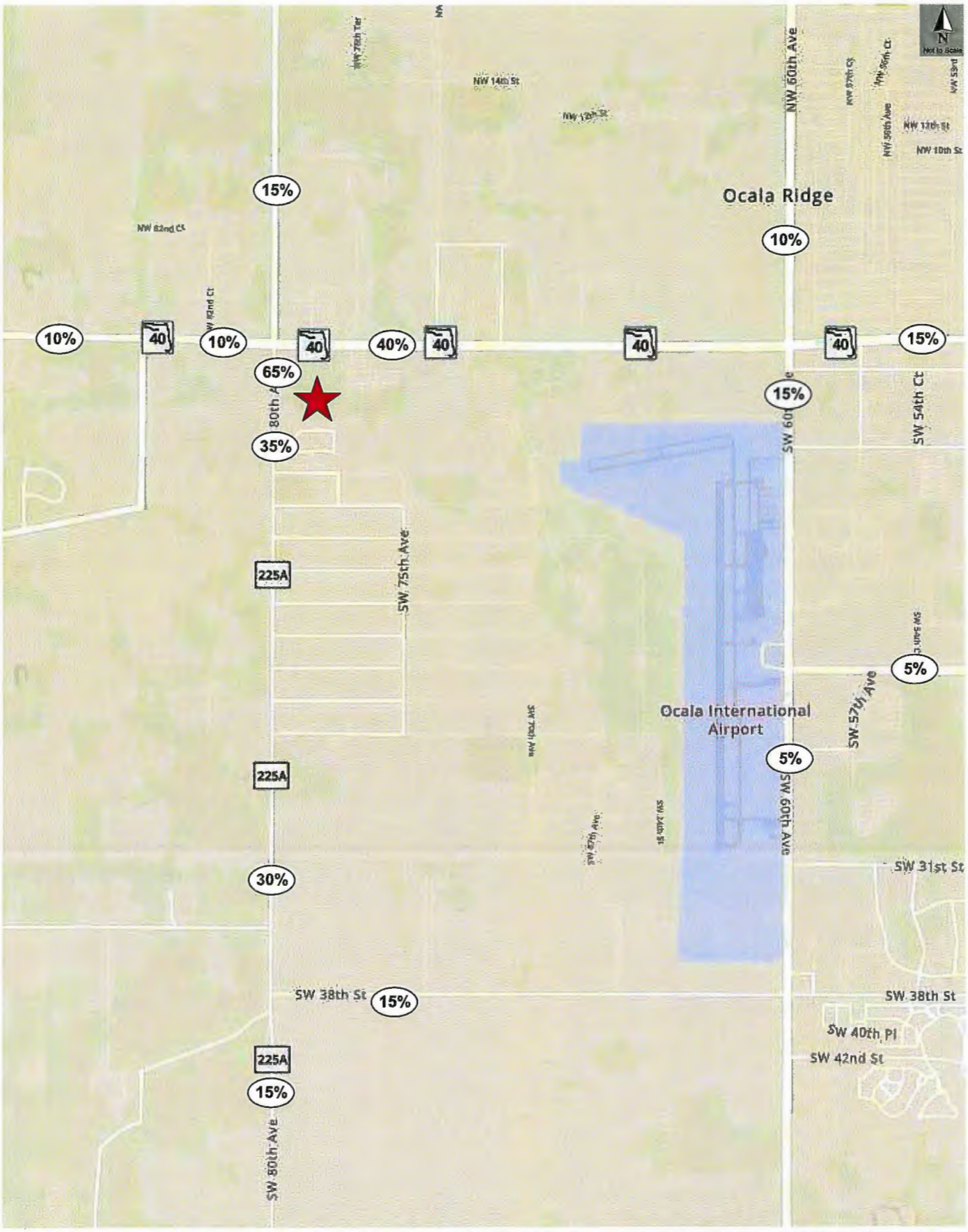
A trip distribution pattern was estimated using the *Central Florida Regional Planning Model* (CFRPMv6.1). The model distribution was manually adjusted to account for the interactions at local activity centers and to reflect the local network. Local attractions within 1-mile of the proposed development include West Port High School, Ocala International Airport and other commercial attractions. The model output is included in the **Attachments** and the adjusted trip distribution is shown in **Figure 2**.



TMC
Traffic & Mobility Consultants

Site Location Map
Falls of Ocala
21051

Figure
1



TMC Traffic & Mobility Consultants

Project Trip Distribution
Falls of Ocala
21051

Figure
2

Study Level and Area

The project generates less than 99 PM peak hour external trips and the surrounding roadway segments have an existing V/C less than 0.80, meeting the required threshold for a Traffic Assessment. Accordingly, the Traffic Assessment includes all roadway segments where project traffic is consuming 3% or more of the adopted LOS volume plus one segment beyond.

Table 2 presents the project significance test, the proposed development is projected to consume 4.24% of the roadway's two-way peak hour adopted LOS volume on SW 80th Avenue. The proposed development is projected to consume less than 3% of the two-way peak hour adopted LOS volume for the remaining roadway segments within a 1-mile radius.

The adopted LOS standards for the roadway segments were obtained from the Marion County's *Land Development Code (LDC)* and their respective service volumes were obtained from the *FDOT 2020 QLOS tables.* The existing traffic count data was obtained from the Marion County *2020 Traffic Counts Manual*. The Marion County LOS standards, FDOT QLOS tables and the traffic counts are included in the **Attachments.**

Table 2
Significance Test

Roadway Segment	# of	A T	LOS Std	Map #	Daily Cap	Count	V/C	PM Peak Hour Cap	% Dist	Trips	% Cap
SR 40											
W of CR 225A	4	R	C	A-03	29,300	20,500	0.70	2,790	10%	9	0.32%
W of SW 60th Ave	4	U	D	A-04	39,800	21,300	0.54	3,580	40%	38	1.06%
NW 80th Ave											
N of SR 40	2	U	E	A-40	15,930	5,400	0.34	1,440	15%	14	0.97%
SW 80th Ave											
S of SR 40	2	U	E	G-37	15,930	8,200	0.51	1,440	65%	61	4.24%

The study area will include the roadway segments and intersections listed below:

Study Segments:

- SW 80th Avenue
  - South of SR 40
- NW 80th Avenue
  - North of SR 40

Study Intersections:

- SR 40 & SW 80th Avenue
- SW 80th Avenue *& SW 6th Place*

Projected Traffic

Background traffic will be projected to the buildout year (2024) based on traffic growth and committed trips from the developments approved by the County. Growth rates will be obtained or calculated from traffic count data available in the Marion County *2020 Traffic Counts Manual*. A minimum 2% annual growth rate will be applied if there is no data available to establish the growth rate of the roadway segment and a 1% growth rate will be used for roadway segments with a negative growth rate. Projected traffic is calculated as the sum of background traffic and project trips.

Planned and Programmed Improvements

The FDOT *Tentative 5-Year Work Program* and the *Ocala Marion TPO Transportation Improvement Program (TIP)* were reviewed to determine if any roadway or intersection improvements are planned and funded for construction. No planned or funded improvements were identified in the published information. However, if funded roadway or intersection improvements are identified, they will be included in the analysis.

Traffic Analysis

The traffic study will analyze existing and buildout conditions. Buildout condition traffic will include projected background traffic and project trips. In cases where the buildout conditions analysis requires mitigation as the result of the proposed development, the buildout conditions analysis with inclusion of the recommended mitigation will be provided.

Roadway segments will be analyzed for the daily and PM peak directional volumes. The roadway segment counts will be obtained from the Marion County *2020 Traffic Count Manual*. The analysis will be based on Marion County's LOS standards and their respective service volumes as obtained from Section 1.8.3 of the County's LDC and the *FDOT 2020 Quality/Level of Service (Q/LOS) Handbook*. Intersection analysis will be conducted for the PM peak hours, based on field counts, buildout traffic, *Highway Capacity Software (HCS),* and the methods of *Highway Capacity Manual (HCM)*, *6th Edition*.

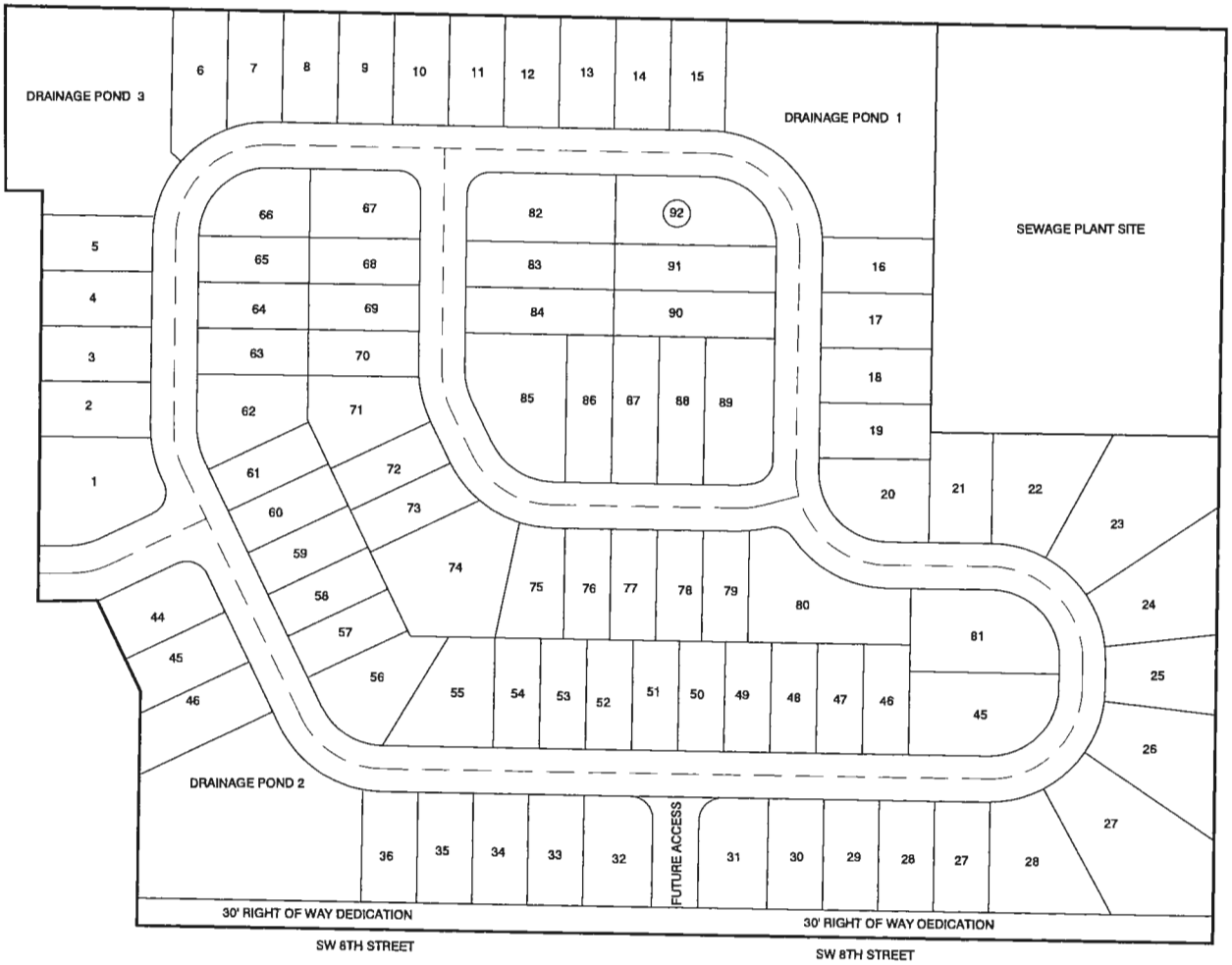
Proportionate Share

If the development results in offsite impacts, the development will mitigate its impact to the deficient facilities by contributing a proportionate share. The proportionate share calculation will be based on Marion County guidelines and requirements.

Report

A report detailing the methods and findings of the study, including all associated graphics, tables, calculations, and supporting information, will be prepared for submittal to the County.

ATTACHMENTS



Scale: 1" = 60'

SCALE IN FEET

FALLS OF OCALA
MARION COUNTY
SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST
50' & 60' x 120'

BESH HALFF

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB NO.:
FILE NAME:
Sheet 1

Single-Family Detached Housing
(210)

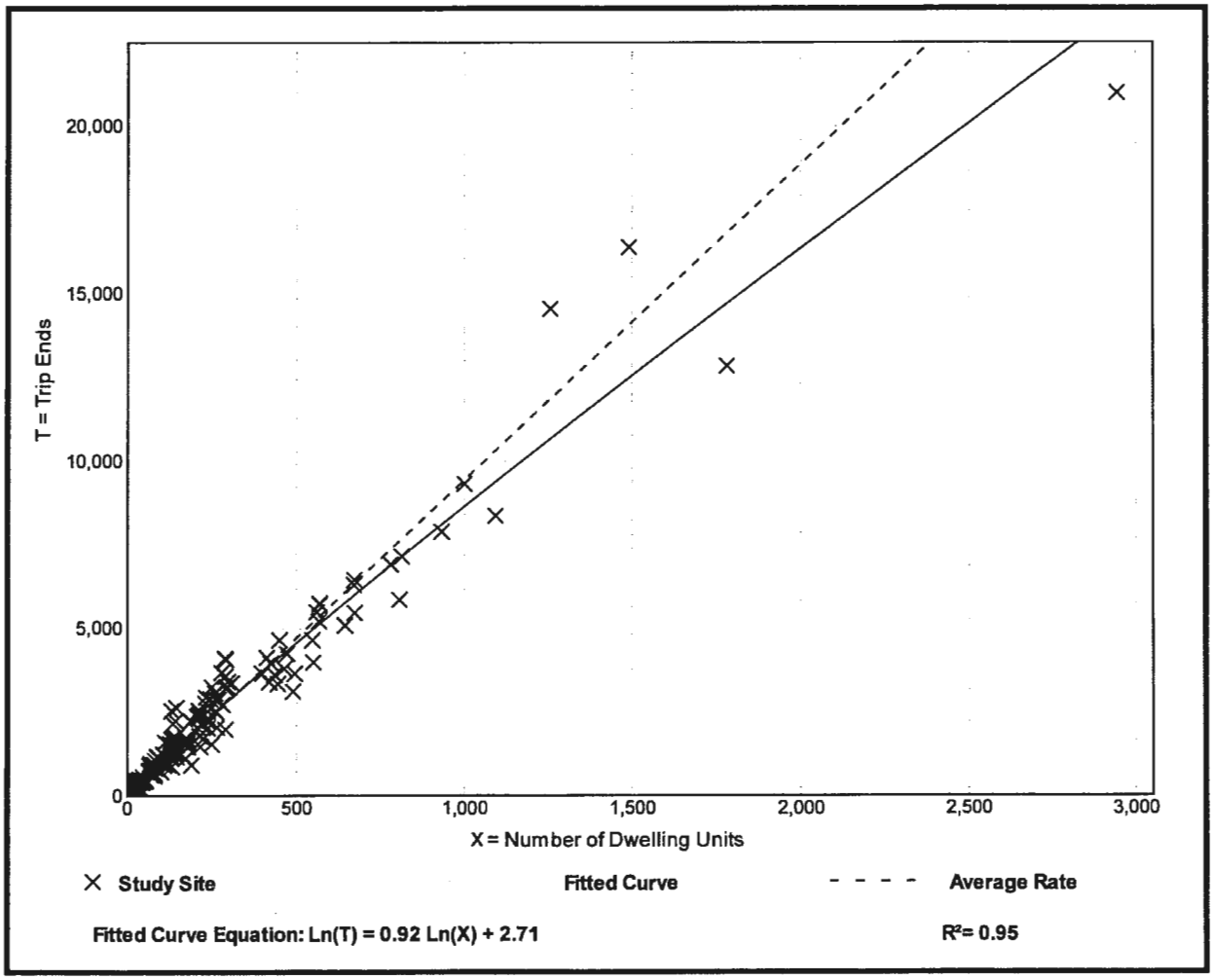
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



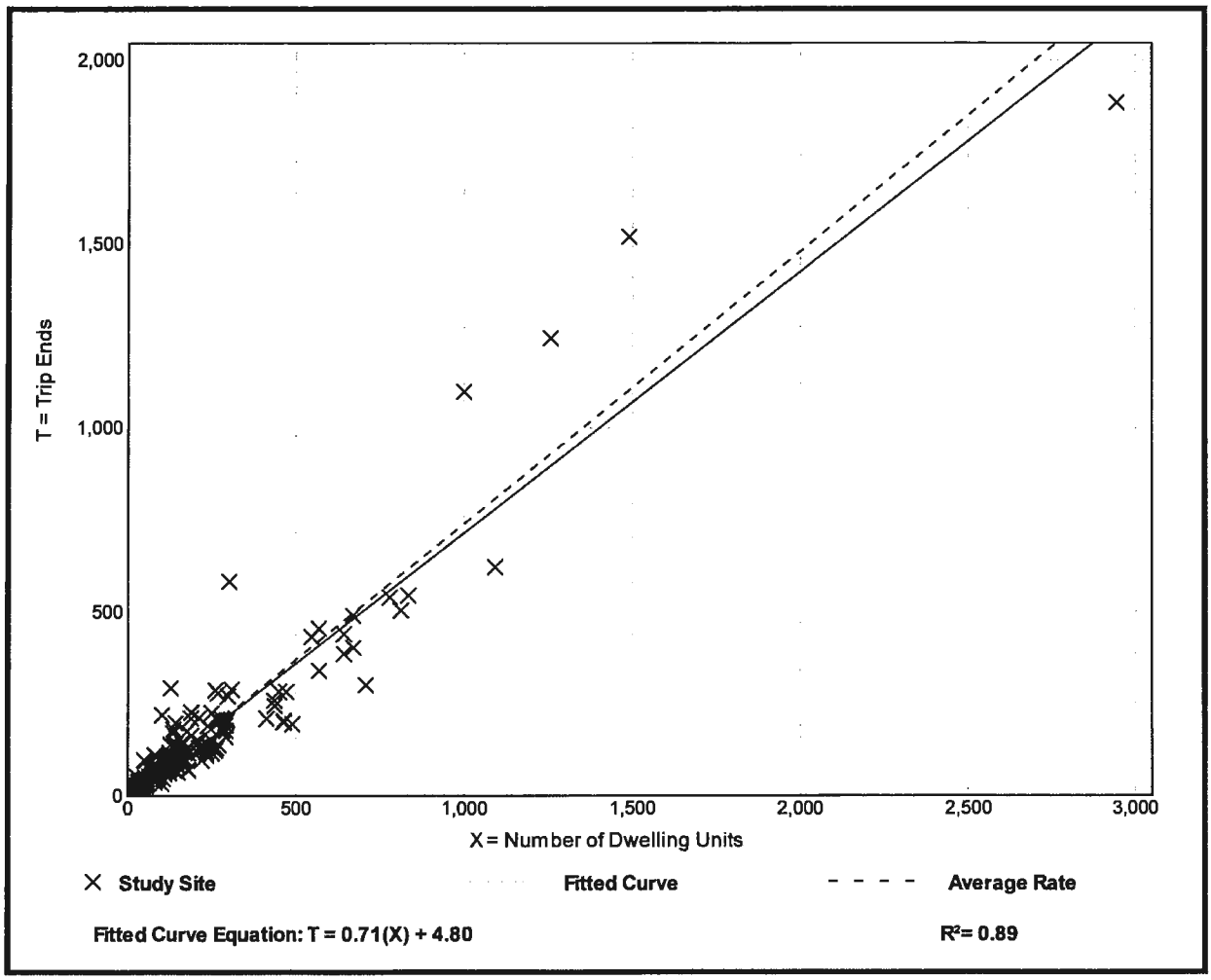
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	173
Avg. Num. of Dwelling Units:	219
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



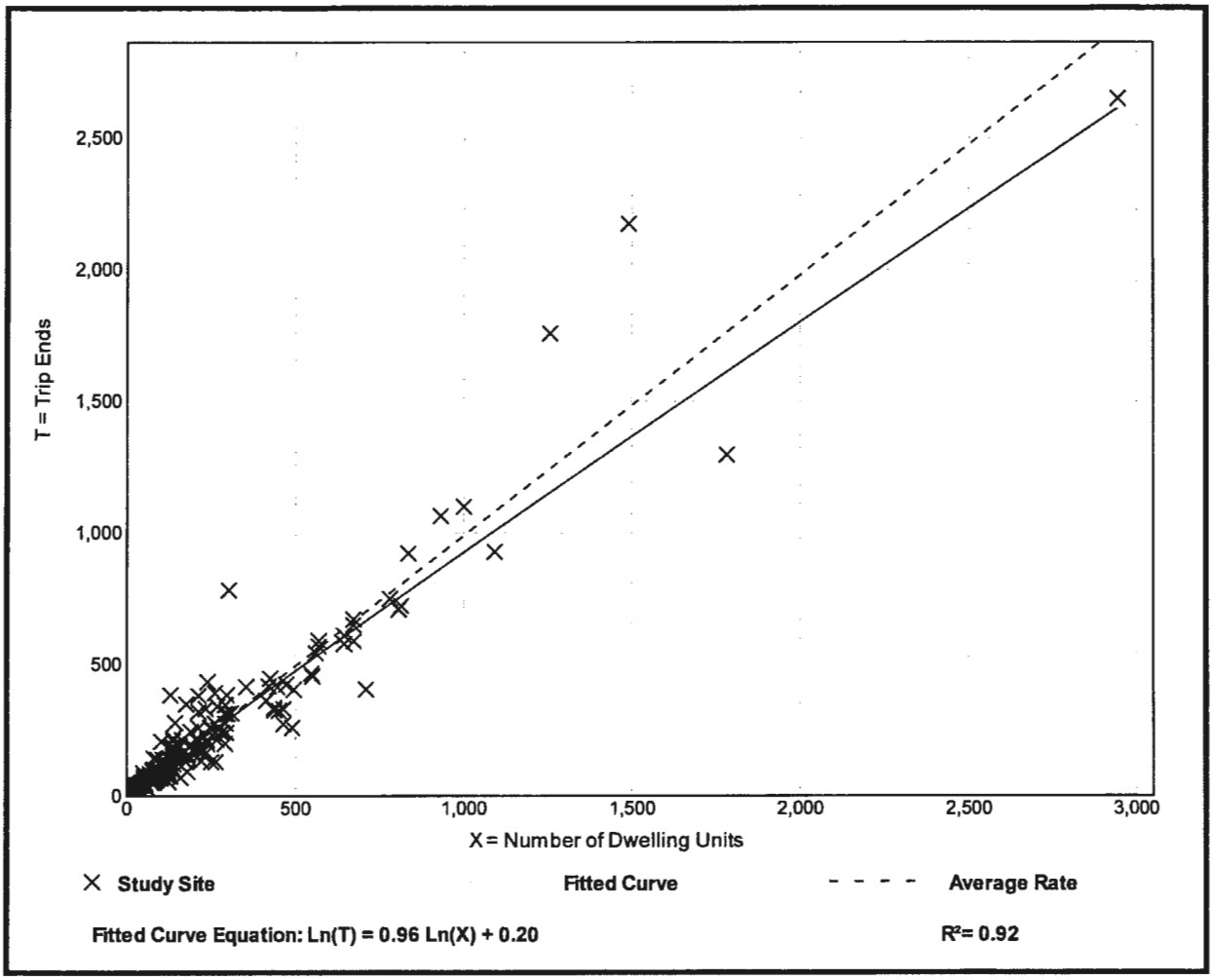
Single-Family Detached Housing
(210)

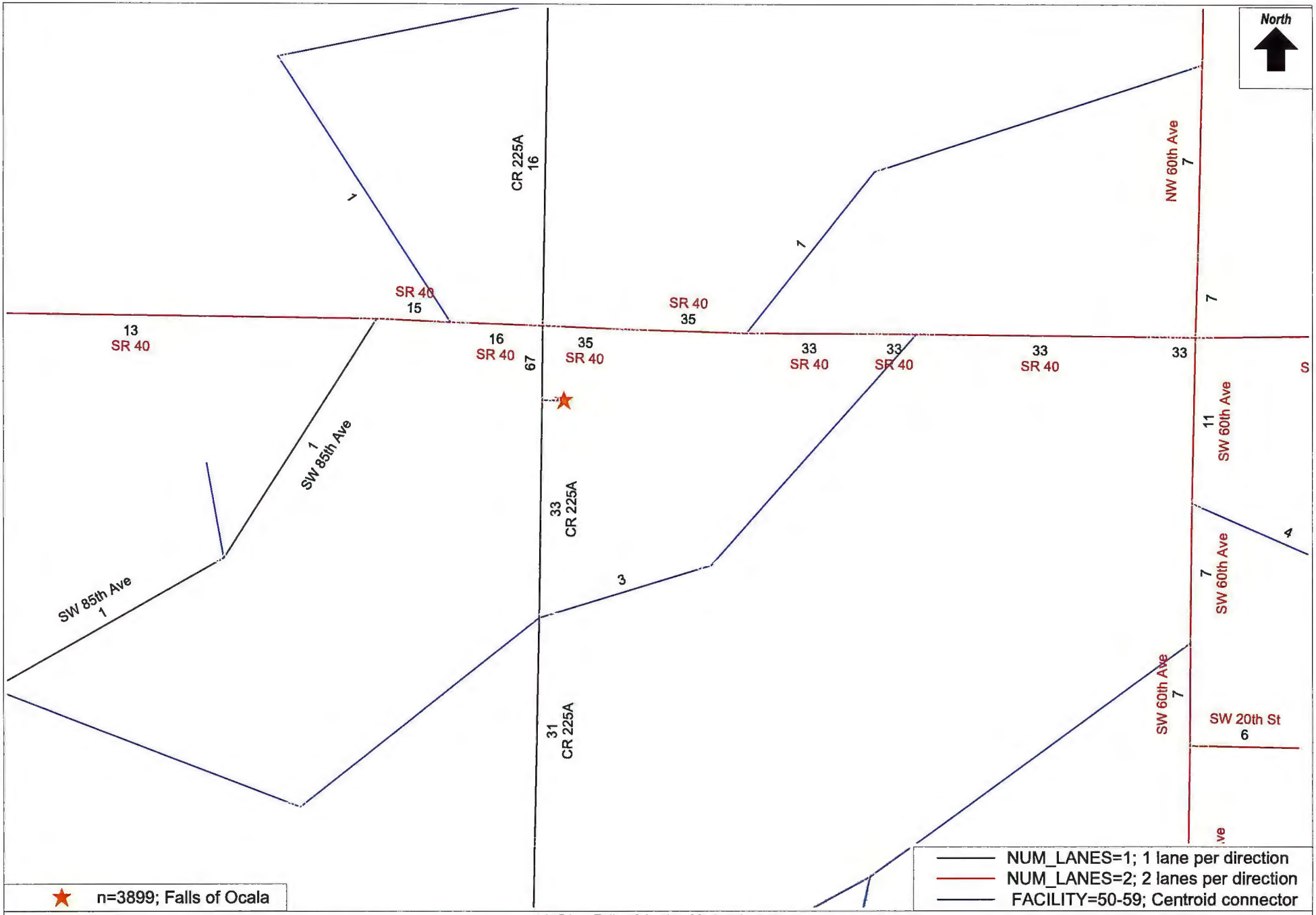
Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	190
Avg. Num. of Dwelling Units:	242
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

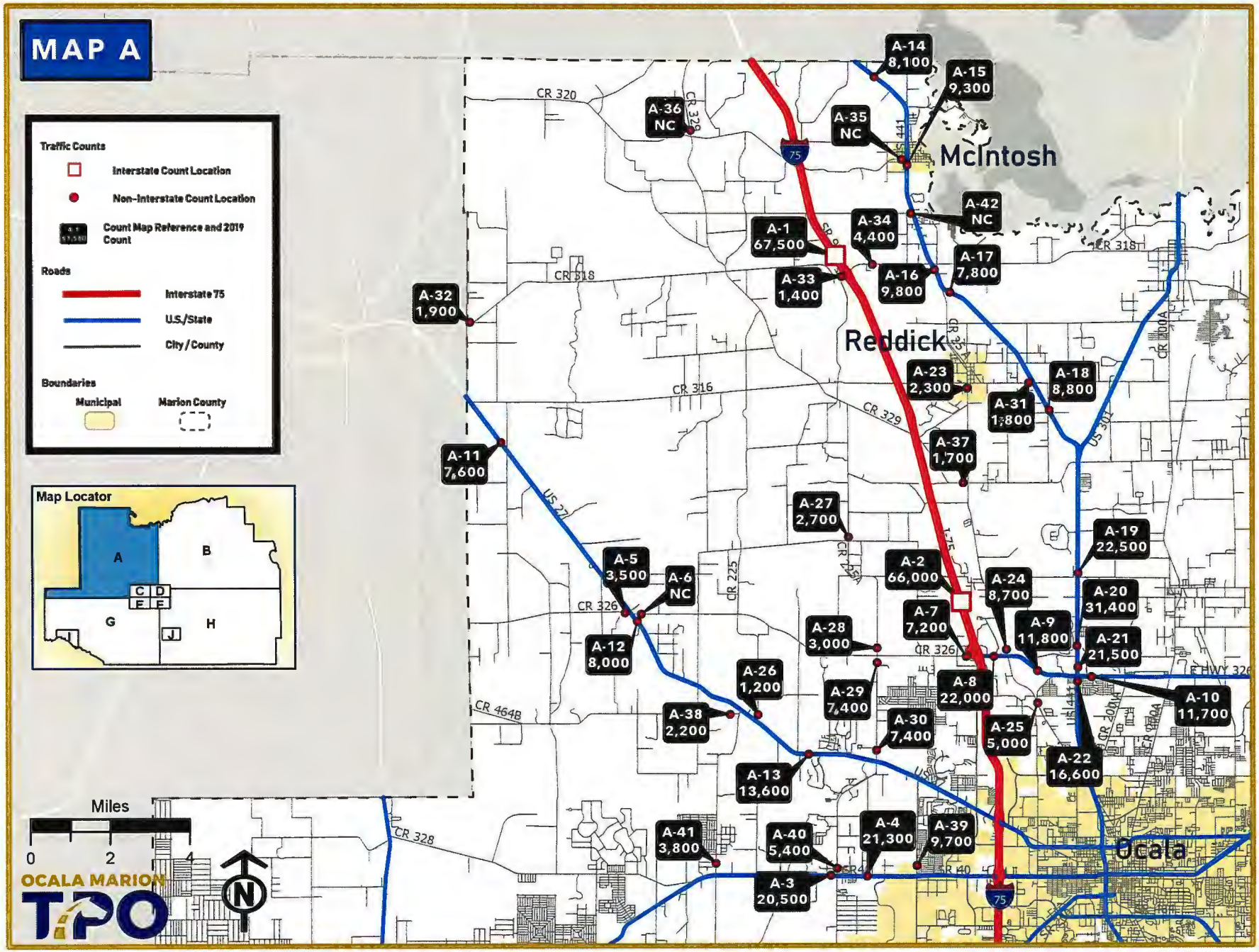
Data Plot and Equation





21051 - Falls of Ocala - Marion County
CFRPM 6.1 CF2025 - Project Distribution
C:\FSUTMS\D5\CFRPMV61_Daily\Base\CF_2025\P21051\Output\HWYLOAD_C25.NET Thu 18 Mar 2021

cube (Licensed to Traffic and Mobility Consultants, LLC)



TRAFFIC COUNTS 2015-2019; FILENAME: \\mctbcc1.org\Shared\Dept_TPO\Traffic Studies\Count Manuals\2019 Traffic Count Book; 1:208,000; PLOT DATE 07.15.2020

Marion County continues on p.12 (Map B)

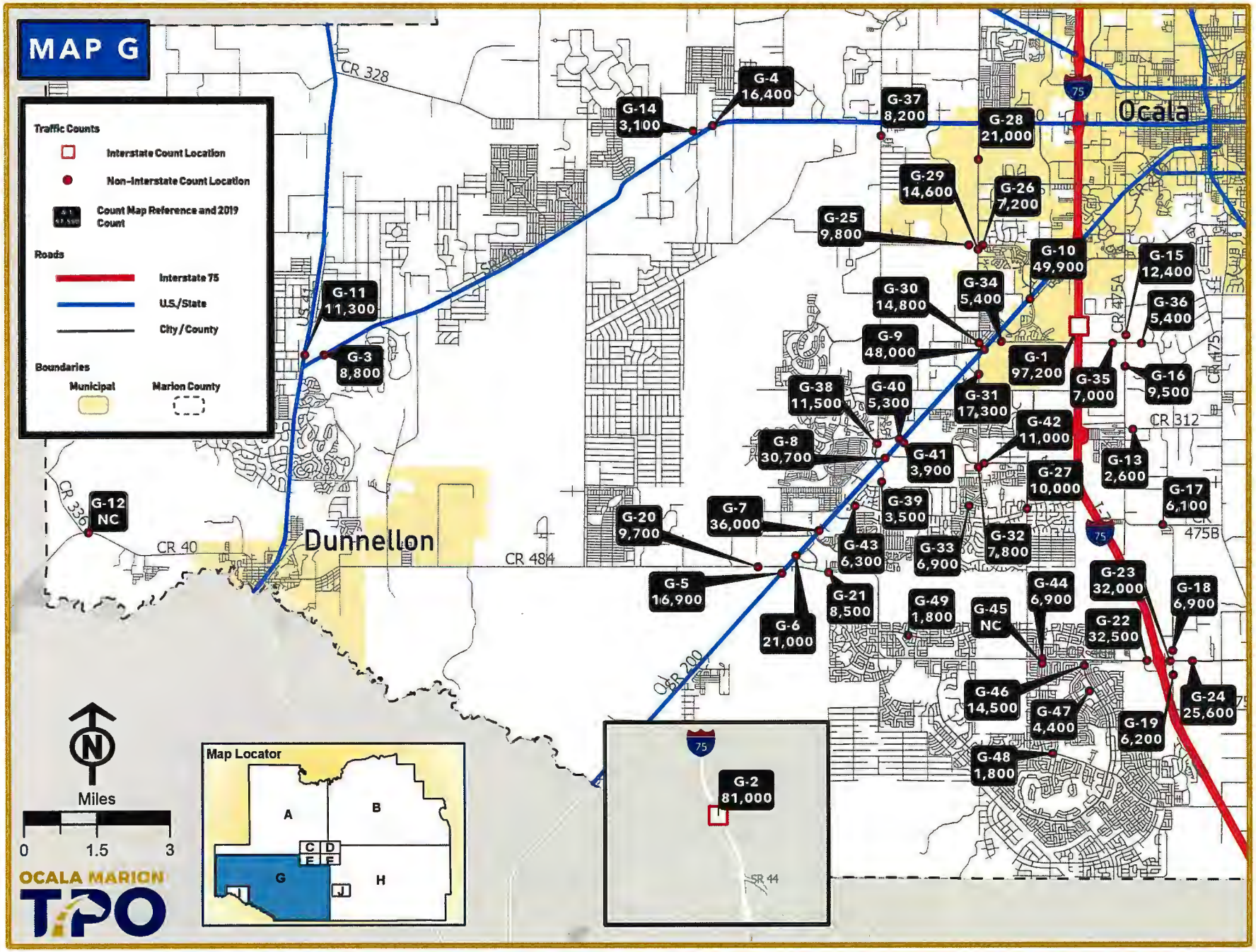
City of Ocala continues on p.18 (Map D)

Marion County continues on p.29 (Map G)

City of Ocala continues on p.22 (Map E)

Marion County continues on p.9 (Map A)

City of Ocala continues on p.22 (Map E)



City of Ocala continues on p.25 (Map F)

Marion County continues on p.33 (Map H)

TRAFFIC COUNTS 2015-2019; FILENAME: \\mcbcc1.org\Shared\Dept_TPO\Traffic Studies\Count Manuals\2019 Traffic Count Book; 1:208,000; PLOT DATE 07.15.2020

A

Map #	Location	Source	Count Type	2015	2016	2017	2018	2019	Annual Growth Rate (%)
I-75									
A-01	.527 mi N of CR 318	FDOT	3	51,500	54,500	57,000	64,500	67,500	7.8
A-02	1.469 mi N of SR 326	FDOT	3	47,500	50,500	56,500	64,000	66,000	9.7
SR 40									
A-03	.15 mi W of CR 225A	FDOT	3	17,500	18,100	19,200	20,400	20,500	4.3
A-04	W of SW 60th Ave	MC	3	18,200	21,000	21,000	21,300	21,300	4.3
CR/SR 326									
A-05	W of US 27	MC	2	2,900	3,000	2,900	3,300	3,500	5.2
A-06	E of US 27	MC	2	1,500	NC	NC	NC	NC	N/A
A-07	W of I-75	MC	2	6,800	6,600	6,900	7,100	7,200	1.5
A-08	.245 mi E of I-75	FDOT	3	19,500	22,200	22,500	22,000	22,000	3.2
A-09	1.019 mi W OF SR 25/ US 441	FDOT	3	10,800	11,500	10,800	12,300	11,800	2.3
A-10	E of US 441	MC	2	11,700	10,200	11,700	12,000	11,700	0.0
US 27									
A-11	W of NW 160th Ave	MC	3	7,000	7,400	7,100	7,500	7,600	2.1
A-12	.253 mi SE of CR 326	FDOT	3	7,900	7,800	8,500	7,800	8,000	0.3
A-13	E of CR 225	MC	3	11,600	11,800	13,000	13,000	13,600	4.3
US 441									
A-14	.579 mi S of Alachua CL	FDOT	3	7,500	8,000	8,200	8,000	8,100	2.0
A-15	.15 mi S of CR 320	FDOT	3	8,100	8,400	8,900	9,100	9,300	3.7
A-16	.153 mi S of CR 318	FDOT	3	8,900	9,600	9,500	9,700	9,800	2.5
A-17	.12 mi SE of CR 25A	FDOT	3	7,000	7,600	7,700	7,600	7,800	2.9
A-18	S of CR 316	MC	3	7,800	8,200	8,400	8,700	8,800	3.2
A-19	.09 mi N of NW 100th St	FDOT	3	24,500	27,400	27,500	29,000	22,500	-2.0
A-20	.3 mi N of SR 326	FDOT	1	27,500	28,700	30,100	30,600	31,400	3.5
A-21	.239 mi N of SR 326	FDOT	3	18,600	19,600	19,400	20,100	21,500	3.9
A-22	.128 mi S of SR 326	FDOT	3	17,000	17,500	18,300	18,600	16,600	-0.6
CR 25A									
A-23	S of CR 316	MC	2	2,500	2,500	2,000	2,300	2,300	-2.0
A-24	N of SR 326	MC	2	7,700	7,800	8,600	8,800	8,700	3.2
A-25	S of NW 63rd St	MC	2	4,300	4,500	4,900	4,700	5,000	4.1

A

Map #	Location	Source	Count Type	2015	2016	2017	2018	2019	Annual Growth Rate (%)
CR 225									
A-26	N of US 27	MC	2	900	900	900	1,200	1,200	8.3
CR 225A									
A-27	N of NW 110th St	MC	2	1,900	1,900	2,100	2,400	2,700	10.5
A-28	N of CR 326	MC	2	2,700	2,800	3,000	2,800	3,000	2.8
A-29	S of CR 326	MC	2	4,500	5,200	7,100	7,300	7,400	16.1
A-30	N of US 27	MC	2	6,200	6,800	7,100	7,100	7,400	4.8
CR 316									
A-31	W of US 441	MC	3	1,100	1,600	1,800	1,800	1,800	15.9
CR 318									
A-32	E of CR 335	MC	2	1,700	1,800	1,800	2,000	1,900	2.9
A-33	W of I-75	MC	2	2,700	2,900	1,500	1,500	1,400	-12.0
A-34	E of I-75	MC	2	3,700	4,000	4,100	4,500	4,400	4.7
CR 320									
A-35	W of US 441	MC	3	400	NC	NC	NC	NC	N/A
CR 329									
A-36	N of CR 320	MC	3	1,200	NC	NC	NC	NC	N/A
A-37	W of CR 25A	MC	2	1,500	1,400	1,600	1,700	1,700	3.3
CR 464B									
A-38	W of NW 110th Ave	MC	3	2,400	2,300	2,100	2,200	2,200	-2.1
NW 60th Ave									
A-39	N of SR 40	MC	2	7,900	8,200	9,600	9,700	9,700	5.7
NW 80th Ave									
A-40	N of SR 40	MC	3	4,200	4,500	5,300	5,400	5,400	7.1
NW 110th Ave									
A-41	N of SR 40	MC	2	3,700	3,900	4,000	4,000	3,800	0.7
NW 193rd St									
A-42	W of US 441	MC	4	400	NC	NC	NC	NC	N/A

G

Map #	Location	Source	Count Type	2015	2016	2017	2018	2019	Annual Growth Rate (%)
SW 38th St									
G-25	W of SW 60th Ave	MC	2	8,300	8,000	9,700	9,800	9,800	4.5
G-26	E of SW 60th Ave	MC	2	5,800	5,900	7,200	7,400	7,200	6.0
SW 49th Ave									
G-27	N of SW 103rd St Rd	MC	2	8,100	8,100	7,500	7,800	10,000	5.9
SW 60th Ave									
G-28	SR 40 to SW 20th St	OCA	2	NC	NC	16,100	20,600	21,000	15.2
G-29	S of SW 38th St	MC	2	NC	15,100	14,500	14,600	14,600	-1.1
G-30	N of SR 200	MC	3	14,400	14,800	14,400	14,800	14,800	0.7
G-31	S of SR 200	MC	2	17,400	17,200	17,000	17,000	17,300	-0.1
SW 62nd Ave Rd									
G-32	S of SW 95th St	MC	2	6,600	7,100	6,800	7,400	7,800	4.5
G-33	N of SW 103rd St Rd	MC	2	6,200	6,100	5,900	6,400	6,900	2.8
SW 66th St									
G-34	E of SR 200	MC	2	5,000	4,900	5,200	5,300	5,400	2.0
G-35	W of CR 475A	MC	2	7,300	7,300	7,100	7,200	7,000	-1.0
G-36	E of CR 475A	MC	2	4,000	4,100	5,200	5,300	5,400	8.8
SW 80th Ave									
G-37	S of SR 40	MC	2	6,300	6,700	8,100	8,400	8,200	7.5
G-38	N of SR 200	MC	2	8,800	8,300	11,300	11,700	11,500	7.7
G-39	S of SR 200	MC	3	2,700	2,800	3,300	3,500	3,500	7.4
SW 90th St									
G-40	W of SR 200	MC	2	4,100	4,600	4,500	5,100	5,300	7.3
SW 95th St Rd/SW 95th St									
G-41	E of SR 200	MC	2	2,400	2,800	3,200	3,500	3,900	15.6
G-42	E of SW 62nd Ave Rd	MC	2	9,200	9,000	9,600	10,700	11,000	4.9
SW 103rd St Rd									
G-43	E of SR 200	MC	2	5,600	5,600	5,700	6,100	6,300	3.1
Marion Oaks Course									
G-44	N of CR 484	MC	3	8,700	9,100	9,300	9,900	6,900	-5.2
G-45	S of CR 484	FDOT	3	NC	NC	NC	6,900	NC	N/A
Marion Oaks Boulevard									
G-46	S of CR 484	FDOT	3	12,500	12,900	13,300	14,300	14,500	4.0

System, as amended.

(2) State Roadways Exceeding Capacity: LOSS shall comply with FDOT Procedure No. 525-000-006 and the LOSS provided in Table 1.8-1: State Roads Exceeding Capacity, until such time FDOT and/or Marion County can secure committed funding for the creation of additional roadway capacity.

(3) Marion County Specific Roadways: LOSS shall comply with Table 1.8-2 Minimum Peak Hour LOSS for Specific Functionally Classified County Roads.

(4) Marion County Non-specified Roadways: LOSS shall comply with Table 1.8-3 Minimum Peak Hour LOSS for Non-Specified Functionally Classified County Roads NOT specified in Table 1.8-2.

Table 1.8-1 State Roads Exceeding Capacity

Road	From	To	Roadway Class	LOSS
SR 40	NE 64th Avenue	SR 326	Rural Principal Arterial	D
SR 40	SR 326	CR 314	Rural Principal Arterial	D

Table 1.8-2 Minimum Peak Hour LOSS for Specific Functionally Classified County Roads

Road Segment	From	To	LOSS
CR 320	Levy C.L.	I-75	B
CR 320	I-75	US 441	B
CR 318	Levy C.L.	CR 225	B
CR 318	CR 225	US 441	D
CR 318	US 441	US 301	C
CR 316	Levy C.L.	I-75	B

SE 80th St	US 441	SE 41st Ct	C
CR 475 A	CR 475 B	CR 484	C
CR 475 A	CR 484	CR 475	C
CR 475 A	CR 475	US 301	C
CR 475	SE 52nd St	SE 80th St	C
CR 475	SE 80th St	CR 484	C
W Anthony Rd	SR 326	North Terminus	C
NE 58th Ave	SR 326	NE 97th St Rd	C
NE 97th St Rd	NE 36th Ave	NE 90th St Rd	C
NE 90th St Rd	NE 97th St Rd	CR 315	C

Table 1.8-3 Minimum Peak Hour LOSS for all Non-specific Functionally Classified County Roads NOT Specified in Table 1.8-2

Roadway Type	Urban	Rural
Freeways	D	C
Principle Arterial	D	C
Minor Arterial	E	D
Major Collector	E	D
Minor Collector	E	D

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	16,800	17,700	**
4	Divided	*	37,900	39,800	**
6	Divided	*	58,400	59,900	**
8	Divided	*	78,800	80,100	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	7,300	14,800	15,600
4	Divided	*	14,500	32,400	33,800
6	Divided	*	23,300	50,000	50,900
8	Divided	*	32,000	67,300	68,100

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,900	7,600	19,700
50-84%	2,100	6,700	19,700	>19,700
85-100%	9,300	19,700	>19,700	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,800	9,500
50-84%	*	1,600	8,700	15,800
85-100%	3,800	10,700	17,400	>19,700

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	47,600	66,400	83,200	87,300
6	70,100	97,800	123,600	131,200
8	92,200	128,900	164,200	174,700
10	115,300	158,900	203,600	218,600
12	136,500	192,400	246,200	272,900

Urbanized

Lanes	B	C	D	E
4	45,900	62,700	75,600	85,400
6	68,900	93,900	113,600	128,100
8	91,900	125,200	151,300	170,900
10	115,000	156,800	189,300	213,600

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 20,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	11,700	18,000	24,200	32,600
4	Divided	36,300	52,600	66,200	75,300
6	Divided	54,600	78,800	99,400	113,100

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas[1]

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,700	>1,770	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	4,050	5,640	6,800	7,420
6	5,960	8,310	10,220	11,150
8	7,840	10,960	13,620	14,850
10	9,800	13,510	17,040	18,580
12	11,600	16,350	20,930	23,200

Urbanized

Lanes	B	C	D	E
4	4,130	5,640	7,070	7,690
6	6,200	8,450	10,510	11,530
8	8,270	11,270	13,960	15,380
10	10,350	14,110	17,310	19,220

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	1,050	1,620	2,180	2,930
4	Divided	3,270	4,730	5,960	6,780
6	Divided	4,910	7,090	8,950	10,180

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2]Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3]Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TABLE 3

Generalized **Annual Average Daily** Volumes for Florida's Rural Undeveloped Areas **and** Developed Areas Less Than 5,000 Population[1]

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Lanes	Median	B	C	D	E
2	Undivided	*	12,900	14,200	**
4	Divided	*	29,300	30,400	**
6	Divided	*	45,200	45,800	**

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Rural Undeveloped

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	1,300	2,000	3,200
50-84%	1,000	2,100	3,200	10,600
85-100%	2,600	3,900	18,500	>18,500

Developed Areas

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,300	4,900	15,600
50-84%	1,700	4,500	13,300	18,500
85-100%	5,900	18,500	>18,500	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,700	9,200
50-84%	*	1,500	8,400	14,900
85-100%	3,600	10,200	16,700	>19,200

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	34,800	48,000	56,700	63,200
6	48,900	69,000	82,600	94,800
8	62,900	90,400	108,400	126,400

Freeway Adjustments

Auxiliary Lanes Present in Both Directions

+ 20,000

UNINTERRUPTED FLOW HIGHWAYS

Rural Undeveloped

Lanes	Median	B	C	D	E
2	Undivided	4,600	8,600	14,000	28,500
4	Divided	31,200	44,900	55,700	62,700
6	Divided	46,800	67,600	83,500	94,200

Developed Areas

Lanes	Median	B	C	D	E
2	Undivided	10,300	15,700	21,300	28,500
4	Divided	29,300	42,300	54,000	61,600
6	Divided	44,000	63,600	81,200	92,400

Passing Lane Adjustments

Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TABLE 6

Generalized **Peak Hour Two-Way** Volumes for Florida's Rural Undeveloped Areas **and** Developed Areas Less Than 5,000 Population[1]

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Lanes	Median	B	C	D	E
2	Undivided	*	1,220	1,350	**
4	Divided	*	2,790	2,890	**
6	Divided	*	4,300	4,350	**

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Rural Undeveloped

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	120	190	300
50-84%	100	200	310	1,010
85-100%	250	370	1,760	>1,760

Developed Areas

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	220	460	1,480
50-84%	170	430	1,270	>1,760
85-100%	560	1,760	>1,760	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	220	840
50-84%	*	120	780	1,390
85-100%	320	940	1,560	>1,820

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	3,650	5,040	5,950	6,640
6	5,130	7,250	8,670	9,950
8	6,600	9,490	11,380	13,270

Freeway Adjustments

Auxiliary Lanes Present in Both Directions

+ 1,800

UNINTERRUPTED FLOW HIGHWAYS

Rural Undeveloped

Lanes	Median	B	C	D	E
2	Undivided	440	820	1,330	2,710
4	Divided	2,960	4,270	5,290	5,960
6	Divided	4,450	6,420	7,930	8,950

Developed Areas

Lanes	Median	B	C	D	E
2	Undivided	980	1,490	2,020	2,710
4	Divided	2,780	4,020	5,130	5,850
6	Divided	4,180	6,040	7,710	8,780

Passing Lane Adjustments

Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2]Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2021-3129 **Agenda Date:** 5/24/2021 **Agenda No.:** 3.1.

SUBJECT:
Reschedule the August 30, 2021 P&Z Commission Public Hearing to August 23, 2021 at 5:30 PM.

DESCRIPTION/BACKGROUND:
The request to reschedule is to better accommodate the change in the BCC Public Hearing Schedule in September. The BCC/P&Z Public Hearing in September was changed from September 21, 2021 to September 14, 2021.

Marion County

Planning & Zoning Commission

Agenda Item

File No.: 2021-3128 **Agenda Date:** 5/24/2021 **Agenda No.:** 4.1.

SUBJECT:
April 26, 2021

DESCRIPTION/BACKGROUND:
Minutes of the previous meeting to review and approve

PLANNING AND ZONING COMMISSION MEETING

April 26, 2021

MINUTES

The Marion County Planning and Zoning Commission met on April 26, 2021 at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, Ocala, Florida.

The following members were present: Chairman Greg Lord, Andy Bonner, Robert Colen, Jerry Lourenco and alternate Michael Behar.

The following staff members were present: County Attorney, Guy Minter. Director of Growth Services Mary Elizabeth Burgess. Planners- Ken Weyrauch, Chris Rison, Ken Odom and Kim Dinkins. Administrative Staff Assistant- Stephanie Soucey, Staff Assistant IV- Darlene Pocock and Staff Assistant IV-Teresa Brown. Tracy Straub, County Engineer. Jody Kirkman, Environmental Services Director.

Chairman, Greg Lord called the meeting to order at 5:30 pm., Director, Mary Elizabeth Burgess read the Proof of Publication and the Affidavit of Mailing and Posting of Notice, and advised that the meeting was properly advertised. Michael Behar led the Invocation and the Pledge of Allegiance. Stephanie Soucey called the roll and a quorum was confirmed.

All records pertaining to notice to property owners, all correspondence and other related information pertaining to individual Zoning Change and Special Use Permit requests are located in the Zoning Department files for record purposes.

Growth Services Director, Mary Elizabeth Burgess explained the item listed on the Consent Agenda. This item received no written opposition within 300 feet and staff recommends approval of the request.

	ITEM	OWNER	FROM-TO	ACREAGE
1	210503Z	Thi Nguyen Rev. Living Trust	A-1 and Conditional B-5 to RC-1	11.67
2	210504Z	Harry Hatton Straker, Jr.	R-E to A-1	14.35
3	210506Z	Cyrus and Julie Lott	R-4 to A-1	9
4	210507Z	HTM Developers, LLC	PUD to R-1	1
5	210509Z	Robert and Karen Martel	R-1 to A-1	3.11
6	210510Z	Marguerite McDermott	R-1 to A-1	3.62
7	210511Z	Pamela DeBoer, Jill Langford ET AL, Jason, Justin and Jene DeBoer	B-2 to A-1	50
8	210514SU	Sokol Vineyards LLC	Renewal of Special Use Permit in A-1	1.3
9	210516SU	Dollar Tree Distribution Inc.	Special Use Permit in PUD	200.13

Motion was made by Robert Colen and seconded by Andy Bonner to agree with staff's findings and recommendation, and recommend approval of the following Consent Agenda items (210503Z, 210504Z, 210506Z, 210507Z, 210509Z, 210510Z, 210514SU and 210516SU) based on the following findings of fact:

1. Will not adversely affect the public interest
2. Are consistent with the Marion County Comprehensive Plan
3. Are compatible with the surrounding land uses

The Motion passed 5-0

210505Z – Jayne Ward, B-4 to M-1, 14.83 Acres. PULLED FROM CONSENT

10. 210505Z Jayne M. Ward, 5480 N. Shore Road, Pensacola, FL 32507, request a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from B-4 (Regional Business) to M-1 (Light Industrial), for all uses permitted, including uses compatible with an airport, on approximately 14.83 Acres, on Parcel Account Nos. 34899-002-00 and 34899-004-00.
WRITTEN OPPOSITION WITHIN 300 FEET 0 of 6= 0%

Ken Weyrauch, Growth Services, presented this request:

- This is a request from B-4 (Regional Business) to M-1(Light Industrial) on 14.83 Acres. The land use is Employment Center.
- Staff is recommending approval of this request.

The applicant was not in attendance

PUBLIC COMMENT:

Cindy Tveter, 15765 SW Hwy. 484, Dunnellon FL 34432:

- She lives next to the property
- The area has always been agricultural
- 7 or 8 years ago the applicant applied to have a flea market on this site
- Ms. Tveter opposed that request also.
- Ms. Tveter takes care of young kids and adults
- This area has always been family oriented and she does not want strangers in and out, day and night.
- There is industry at the airport but it has nothing to do with their homes
- Concerned about Gopher Tortoises on the subject property
- Her parents used to own the property- that is how she knows about the Gopher Tortoises
- She wants to know exactly what the applicant plans to do with this property

PUBLIC COMMENT CLOSED

<u>Planning and Zoning Commission Recommendation</u>
Motion was made by Robert Colen seconded by Andy Bonner to agree with staff's findings and recommendation, and recommend approval of the requested Zoning Change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 5 to 0

11. 210508Z– Jason M. and Crystal I. Reed, 10181 SE 111th Court, Ocala, FL 34472, request a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from R-E (Residential Estate) to A-1 (General Agriculture), for all uses permitted, including a flower nursery, on approximately 3.05 Acres, on Parcel Account No. 3758-014-000.
WRITTEN OPPOSITION WITHIN 300 FEET 0 of 13= 0%

Kim Dinkins, Growth Services, presented this request:

- REQUEST: R-E (Residential Estate) to A-1 (General Agriculture) on 3.05 Acres
- LOCATION: SE 111th Court, north of Maricamp Road, South of Locust Road
- Applicant purchased the property in 2019
- The site has 2 homes and a metal building

- Their intended use is for a flower nursery, greenhouse, garden and poultry
- R-E zoning allows these uses by right (non-commercial) including horses and cows
- A-1 allows for high intensity agricultural uses
- Does adversely affect the public interest:
    - The parcel is 1/3 the minimum size required for A-1 Zoning
    - Intense agricultural uses allowed cannot reasonably be accommodated on the parcel
    - A number of parcels in the vicinity have rezoned to R-E
    - No surrounding parcels are being used for bona fide agriculture
    - The current R-E zoning allows personal-use agricultural activities by right and the Board could authorize additional limited uses under a Special Use Permit
- Consistent with the current Comprehensive Plan.
    - A-1 may be compatible with Low Residential, but only if large enough parcel or other development limitations exist.
- Not compatible with land uses in the surrounding area
    - The surrounding area is a mix of single family, site built and mobile homes and commercial uses. Allowing the subject property to rezone to A-1 is not consistent with the current uses in the surrounding area and the long term plan for the area.
- Staff recommended DENIAL and advises the applicant to return with a Special Use Permit application to request certain agricultural and commercial uses.

Jason Reed, 10181 SE 111th Court, Ocala FL 34472, the applicant:

- The former owner did not want to change to R-E.
- He is ready to file with the USDA Nursery Certification and fulfill a bond if considered
- His hardship with a Special Use Permit is that he is a government contractor enrolled in sam.gov with the NSF SBIR program. For some SUP permits would be compliant with many of the agricultural requirements. Even contracts where an SUP could work the process would just take too long. He was told a little bit over a month. This would not work because he can get contracts at a moment's notice. It depends on fiscal quarters and subjects like that.
- Having A-1 zoning would expand his capabilities as a small business.
- Just this past year they have built garage using a county required major site plan. They built a retention pond working with the stormwater department and the driveway they repaired an apron by the county's request.
- He has 40 neighbors who have A-1 zoning.

Crystal Reed, 10181 SE 111th Court, Ocala FL 34472, the applicant:

- They purchased the property from her grandparents in 2019. Her grandparents owned the property from 1993 to 2019. When her grandparents purchased the property it was A-1. Her grandparents were required to change the zoning to R-E in 1994 in order to build a house on the property.
- Her husband has his business and does very well.

Kim Dinkins- Since 1992 this property has been designated Low Density Residential. This property has always been 10 acres. Changing the property from A-1 to R-E made it compatible with the Land use.

Mary Elizabeth Burgess stated that if the Reeds would like to go for a SUP staff could place the request on next month's P&Z Agenda.
The Reeds stated that the SUP would not work for their small business.

Mary Elizabeth Burgess stated that she was afraid this was going to turn into a commercial use and would need a SUP anyway.
Jason Reed stated that it would be stocking of the flowers for a Florida Certificate for a small nursery. All my neighbors except for 5 (at least 80 neighbors) have A-1 and they are all under 10 acres (or 90% of them are).

PUBLIC COMMENT:
There was no one in attendance that spoke for or against this item.
PUBLIC COMMENT CLOSED

Planning and Zoning Commission Recommendation
Motion 1 was made by Jerry Lourenco to disagree with staff's findings and recommendation, and recommend approval if the requested zoning change. This motion died for lack of a second.
Motion 2 was made Andy Bonner seconded by Robert Colen to agree with staff's findings and recommendation, and recommend denial of the requested zoning change based on the following findings of fact:

1. Will adversely affect the public interest
2. Is not consistent with the Marion County Comprehensive Plan
3. Is not compatible with the surrounding land uses

The Motion passed 4 to 1 with Jerry Lourenco dissenting

12. 210513SU– Michael J. and Trudi J. Moore, 12203 NW 35th Street, Ocala, FL 34482, requests a **Special Use Permit**, Articles 2 and 4, of the Marion County Land Development Code, for three (3) RV sites for personal use, in an A-1 (General Agriculture) zone, on approximately 27.53 Acres, on Parcel Account No. 12627-000-01.
WRITTEN OPPOSITION WITHIN 300 FEET 1 of 11= 9%

Ken Weyrauch, Growth Services, presented this request:

- Requesting 3 RV sites. Two for personal use and one is for non-commercial guest.
- This site is inside the farmland preservation area with rural land use.
- Staff is recommending approval with conditions of this request

The applicant was not in attendance

PUBLIC COMMENT:
Robert Bruni, 12233 NW 35th Street, Ocala FL 34482:

- His property is adjacent to the west of the subject property
- Why is construction allowed to go on while they are waiting on a SUP?

Ken Weyrauch, Growth Services: When he did his site visit he saw that they were building a pool and the barn which are both allowed by rite within the A-1 zoning. The construction has nothing to do with this application.

- He objects to this because it looks like a lot more than what they are asking for. There is a lot of construction going on out there. It looks to him like there is plumbing already installed. Are these RV sites going to be for people to live in or strictly for storage? They are going to impact the water.
- He has lived in the area for 42 years.

Marilyn Burnham, 12225 NW 35th Street, Ocala FL 34482:

- Her and her mother live to the north of the property
- She is downhill to the property and is concerned about the water that runs down the hill. She does not want her garage underwater.
- She goes by there every day and she cannot figure out what they are doing. She wants more information.

PUBLIC COMMENT CLOSED

Planning and Zoning Commission Recommendation
Motion was made by Andy Bonner seconded by Michael Behar to agree with staff's findings and recommendation, and recommend approval of the requested special use permit based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 5 to 0

13. 21-L01- James R. and Diane T. Schilling, New Direction IRA FBO, and Richard J. Schilling IRA, 7524 N. Chief Lake Road, Hayward, WI 54843, request a **Large-Scale Land Use Amendment**, from commercial and medium density residential to employment center, on approximately 39.28 Acres, on Parcel Account No. 48320-000-00.

14. 210501Z– James R. and Diane T. Schilling, New Direction IRA FBO, and Richard J. Schilling IRA, 7524 N. Chief Lake Road, Hayward, WI 54843, request a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from A-1 (General Agriculture) and PMH (Mobile Home Park), to PUD (Planned Unit Development) for the intended use of Multi-Family and Commercial development, on approximately 39.28 Acres, on Parcel Account No. 48320-000-00.

WRITTEN OPPOSITION WITHIN 300 FEET 20 of 125= 16%

Chris Rison, Growth Services, presented this request:

- This request is a combination Comprehensive Plan Future Land Use Map Amendment and a PUD rezoning
- They are requesting a Future Land Use change from Commercial and Medium Residential to Employment Center. In 2001 a large-scale land use change was approved (2001-L04) that designated the north half of the site Commercial and the south half Medium Residential. That approval was accompanied by a companion developer's agreement that established maximum development amounts for the resulting commercial and medium residential portions of the site. An amendment or repeal of this developer's agreement will be required in order to have this project move forward as it is being proposed.
- The requested future land use designation of Employment Center will allow for higher density and intensity residential and commercial uses.
- The project's PUD rezoning application was accompanied by two pairs of conceptual plans- one pair each for the commercial and residential portions of the site. The applicant has proposed the plans as alternatives to allow for development flexibility as end users for the commercial area have not yet been determined, while the residential development is continuing to evaluate market opportunities before making a final determination of the housing form.
- Staff recommendations:
    - The residential area requires an A-Type Buffer and extension of the buffer to the PUD's commercial area is recommended.
    - Staff recommends exterior buffers not be eligible for further design waiver without obtaining Board consideration for their approval in a duly noticed public hearing wherein the notices (e.g. mailing, ads, etc.) are funded by the applicant.
    - Staff recommends that phased buffer installation is acceptable; however recommends that the Development Review Committee (DRC) be authorized to require the installation of other buffer segments when it deems appropriate, with the then applicant being eligible to appeal that determination to the Board consistent with DRC's waiver review process.
    - Staff recommends that shifts in development areas be authorized to accommodate final design adjustments such as for access/connectivity, recreation, stormwater, along with adjustments to accommodate opportunities to modify the locations of the authorized development amounts.
    - Staff recommends that prior to obtaining any final PUD Master Plan or equivalent approval, a traffic study (ies) must be provided and it shall include projections related to the overall PUD.
- Staff recommends approval of both requests with development conditions for the PUD

David Tillman, Tillman & Associates Engineering, 1720 SE 16th Avenue, Bldg. 100, Ocala FL 34471, represented the applicant:

- They are willing to work with Hilltop Estates to have a shared access for them to come through the commercial portion that they are doing and to provide better access.
- There is a disconnect between their location and the Villages. You will see that on a regular basis. That is to limit the connectivity for the golf cart access for those properties. So that opportunity does not exist for them there.
- He has worked on many other projects in this region. He has worked on the 2500 acres of the Villages here in Marion County many years ago. They look at this as primarily an infill project.
- The commercial designation land use across the front has been in place for some period of time. It was medium density in the back. They are asking to go to Employment Center across the board because it meets with their request for the higher intensity, multi-family product that is on the south side of their project. This is a step down from commercial to a single-family residential type product.
- They are leaving in considerable buffers. They are going to try to leave as many trees across the south side to create a very significant separation in between their multi- family and the single-family residential to the south. That is the reason why you see the larger buffers specified in their plan and the larger setbacks. It is so they can provide that separation between the two types of development.

PUBLIC COMMENT:

Paul Floramo, 16718 SE 95th Terrace, Summerfield FL 34491:

- He lives within 300' of the proposed plan
- He is speaking in behalf of a lot of the residents in Hilltop Estates
- They are a resident owned, 55+ plus community. They are all 55+ not 80/20.
- What is being proposed -multi-family with no age restriction – would hurt their land values as well as the possibility of having younger folks in their community that do not belong there.
- The impact on their water – they are on wells- is strongly a problem
- Concerned about commercial traffic in and out of there
- There is a buffer issue; there is no way to protect their community from the proposed plan
- They strongly oppose this and wish that you would just leave the zoning as is and let someone come in and develop it for age restricted, single family homes. That is what surrounds it.

Holly Didden, 16906 SE 93rd Court Cuthbert Circle, The Villages, FL 32162: (speaker spoke extremely fast- hard to understand)

- She lives within 300' of the subject property; She is opposed to the requests
- The property is surrounded by single family, one story, age restricted homes
- Request not compatible with the area

Bob Riedel, 16669 SE 95th Terrace, Summerfield FL 34491:

- The President of Hilltop Estates Home Owners Association
- Presented a petition against the project

Annette Crespi, 16918 SE 93rd Cuthbert Circle, The Villages, FL 32162:

- She conceded her time to Holly Didden

Holly Didden, 16906 SE 93rd Court Cuthbert Circle, The Villages, FL 32162: (speaker spoke extremely fast- hard to understand)

- Concerned about people looking at them when they are in the pool?
- Applicants are cruel?
- Elderly cannot fight; they are preying on the weak

Richard Kornicki, 16918 SE 93rd Cuthbert Circle, The Villages, FL 32162:

- He lives in the Villages
- Agrees with everything that was said

- Told by a realtor that his house value would go down 10 to 20%. He can look right at the buildings
- Existing Employment Center in the area was developed when nothing else was around it. It was a planned effort.

William Patterson, 9260 SE 167th Ford Street, The Villages, FL 32162:
- He is one house over from the fence that is going to be there
- There is a nice row of trees on the west side that he was told that were protected
- He agrees with everything that was said

Deborah Schoonover, 16839 SE 91st Crenshaw Terrace, The Villages, FL 32162:
- She lives to the west of the request
- The commercial side sounds intriguing and she thinks they could use some of that
- If you put two and three story homes next door they will be able to look down at every area of the homes around there.
- She is a realtor and the values of the homes will deteriorate significantly
- Neither Hilltop nor Phillips Villas has a manned gate for safety. They already have problems with people coming across the street to their pool
- She is opposed and agrees with what has already been said

Teresa Daniels, 16624 SE 95th Court, Summerfield FL 34491:
- Her property abuts the subject property
- She agrees with what is already been said
- Concerned about traffic
- Hilltop has problems with burglaries and people climbing into their backyards

Fred Didden, 16906 SE 93rd Cuthbert Circle, The Villages FL 32162:
- Strongly object
- What does Employment Center allow them to do?

Henry Rodriguez, 16655 SE 95th Court, Summerfield FL 34491:
- He directly looks out to the subject property
- He objects

Karen Tynes, 16921 SE 93rd Cuthbert Circle, The Villages FL 32162:
- Will they be housing people from the Substance Abuse Facility here?
- Proposed dog park directly abuts their retention pond

Zoe King, 6315 SE 96th Street, Belleview, FL 34420:
- Does not live in the Villages – 34 years old
- Used to work there
- Proposal not of any value to anyone
- Concerned about medical response

Dan Deakin, 7220 SE 172nd Hazelwood Loop, The Villages, FL 32162:
- He is a supervisor for the community development district 4 which is district 3 for the Marion County Commission. He represents 5400 roof tops which adds up to over 10,000 residents. They are all seniors, age restricted and all live in single family homes.
- This is the wrong project in the wrong place
- Project should be single family age restricted

Andrew Kresch, 16563 SE 96th Court, Summerfield FL 34491:
- He lives in the Hilltop Estates Community
- Concerned for the Safety of First Responders
- Hospital currently usually has a five hour wait in the Emergency Room
- Concerned about trees

Linda Gilbert, 16699 SE 92nd Stokes Court, The Villages FL 32162:

- Agrees with everything already said
- Concerned about the oak trees with Eagles and Owls

Nancy Fallon, 9247 SE 166th Sprung Lane, The Villages FL 32162:

- Concerned about traffic on 42 and Mulberry Lane

REBUTTAL:

David Tillman, Tillman & Associates Engineering, 1720 SE 16th Avenue, Bldg. 100, Ocala FL 34471, represented the applicant:

- This is not planned as an age restricted project
- We do not intend to save all the trees, but the intent is to save the trees on the outer perimeter so that they can provide a buffer in between the two types of uses.
- The best way to put uses together is with a better buffer. The better the buffer you put together the more compatible your adjacent uses are.
- Employment Center could allow a lot of additional uses, but the accompanying PUD limits the development to the submitted concept plan.
- The requested commercial project is considerably less than what is allowed even with the current development agreement restriction
- They are not owned by the rehab facility and do not have any intentions to house anyone from there
- They are asking for 324 units
- They will be a very small impact compared to all the commercial that is still available for development on the Villages property
- He was not aware of any previous application
- We are going to be a small impact on traffic
- There is more than one fire department in the region that can access this property
- If you look at all the calls that are made within this region, the majority of the calls come from the age restricted communities.
- This project will be on centralized water and sewer

PUBLIC COMMENT CLOSED

<u>21-L01 Planning and Zoning Commission Recommendation</u>

Motion was made by Robert Colen seconded by Michael Behar to agree with staff's findings and recommendation, and recommend approval of the requested Large-Scale Land use change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 3 to 2 with Greg Lord and Andy Bonner dissenting

<u>210501Z Planning and Zoning Commission Recommendation</u>

Motion was made Michael Behar seconded by Andy Bonner to disagree with staff's findings and recommendation, and recommend denial of the requested zoning change based on the following findings of fact:

1. Will adversely affect the public interest
2. Is not consistent with the Marion County Comprehensive Plan
3. Is not compatible with the surrounding land uses

The Motion passed 3 to 2 With Jerry Lourenco and Robert Colen dissenting

15. 210502Z– Maro Investment Ocala, LLC, c/o Rock Cloutier, 132 Olivera Way, Palm Beach Garden, FL 34418, request a **Modification and Renewal of Zoning Change #140807Z**, Articles 2 and 4, of the Marion County Land Development Code, from PUD (Planned Unit Development) to PUD (Planned Unit Development), for the intended use of a proposed single family residential subdivision with 980 units, and neighborhood commercial, on approximately 221.75 Acres, on Parcel Account Nos. 41201-000-00, 41338-001-00, 44639-001-00 and 44645-002-00.

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 137= 0%

Ken Weyrauch, Growth Services, presented this request:

- Request from expired PUD (Residential and Commercial) to PUD (Residential and Commercial)
- Located on SW 20th Avenue, south of HWY 484
- Size is 221-75 Acres
- Current Land Use is Medium Density and Commercial
- Staff Concerns:
    - Traffic Study/Access:
        - A traffic study has not been completed for this project. Project has access on SW 20th Avenue, a 2-Lane road that dead ends to the south. To the north, SW 20th ends at SW Hwy 484. A constrained roadway with more traffic is a concern. At Buildout, the residential component of the proposed PUD would add 4,814-5,987 new daily trips (according to ITE).
    - Multiple Concept Plans:
        - Applicant submitted three (3) concept plans, the differences being the 24.03 acres of commercial area along SW 20th. Two plans propose commercial uses (1large plaza vs 4 commercial parcels) and one plan proposes multifamily in the area.
        - This causes concerns when it comes to use, buildout, and the traffic study.
        - All other PUDs are bound by one plan and with the option to come back to modify the PUD through the public hearing process.
    - Open Space Requirement not met:
        - PUD proposes 22 acres or 11.3% open space for the residential area. Nothing is proposed for the commercial area. For residential area only, this is 17.54 acres (8.87%) short. Commercial area needs 20% open space as well.
    - Parallel access for commercial areas is required by the LDC.
        - Area to the north is not developed nor is it proposed to develop commercially. Future development would need parallel access to allow for proper access management in this constrained area.
- Staff recommends denial with alternative approval conditions (proposal does not meet minimum LDC requirements)

Tracy Straub, County Engineer:

- 484 and I-75 is about to go out to bid with DOT. They will do that project in their new fiscal year which begins in July. You are going to see them improve the on ramp flow and off flow as well as the turn lanes to get on and off of those on ramps. Moving all the way up to the signal at 475-A.
  There has been an ultimate need that has been realized to put additional lanes underneath it, but they cannot do that because of the way the bridge is constructed. At this time they can change all the turn lane configurations and the link for the turn lanes. What happens now is you want to take the turn onto the interstate and the turn lane is not long enough so you are stacking out into the freeway. They are going to lengthen all of that, they are going to lengthen the ability of the turn lanes to receive traffic going into the interstate. All of that motion is to be corrected. They are going to put that out for bid in July. It is at least a year's worth of construction activity.

David Tillman, Tillman & Associates Engineering, 1720 SE 16th Avenue, Bldg. 100, Ocala FL 34471, represented the applicant:

- This is an expired PUD which had the majority of this use already on the site.
- Planning and Zoning staff has asked him to pick one of the options for out front. He wanted to get it approved with multiple options out front and then he would not have to come back if they wanted to modify it. Our primary interest is the residential development. A 40-foot lot type villa product in front.
- They are working on modifying the plan to meet the 20% open space requirement. The original plan was developed under a different code criteria.
- They will provide parallel access.
- The connection to Marion Oaks would be for emergencies only. The primary access will be off of 20th and up to 484.
- There is a considerable traffic impediment out on 484 and they will be having to do a traffic study to resolve any traffic issues that they have or any impacts they create on this roadway. They will have to be remedied with them paying their fair share for impact and the improvements that are going to be required to allow this traffic to flow and meet a level of service criteria that is required by county code.
- PUD will have 841 units
- They will relocate the driveway further up on 20th to create some separation from Summer Glen

PUBLIC COMMENT:

Jan Lemon, 1824 SW 158th Lane, Ocala FL 34473:

- I am here as a resident of our community. I believe that there will be other speakers from our community and Marion Oaks next door to us.
- I recognize the developer of this parcel is entitled to request a PUD because it is within the development code of the Master Plan for the County, but there are many concerns about this project.
- Number one being that they would like it to be an over 55 too.
- There is a huge concern about the traffic flow on CR 484. A million square foot distribution center is approved and building. That commerce center still has many acres to develop. The truck traffic from these projects continues to grow.
- The interchange on I-75 (Exit 341) will start new construction this year. The exits north and south will start this year. Lane rebuild and turn lanes on CR 484 from CR 475A and SW 20th Lane Road are included in this project. That construction is projected to take 30+ months.
- It seems that traffic light signals from CR 475A and SW 20th Lane Road could be better synchronized. Many times in left lanes vehicles are beyond stacking points and block adjacent Lanes when lights change it barely allows 3 cars to make it through. Because of the Pilot Gas Station the amount of trucks using SW 20th is huge. Back up at peak times is extreme. (And just as and insight if you have to leave our community early in the AM around 7:00, tractor trailers are using the roadside for sleeping. That should be prohibited).

Bruce Halgren, 16394 SW 14th Court, Ocala FL 34473:

- Concerned that the rear setback is 10 feet with no buffer. A nonage restricted community next to an age restricted community with no buffer.
- Amenities package is not big enough; SummerGlen has a lot of amenities. Afraid that people will come over to use their amenities.

Robert Saltzman, 1481 SW 16th Lane, Ocala FL 34473:

- This is not compatible with the surrounding area
- Negatively affect their house values

Barbara Gaynor, 1504 SW 160th Street, Ocala FL 34473:

- Egress from the back for emergencies only- you cannot have an additional 700-1400 cars coming off of 20th avenue road

Lou Farinella, 15338 SW 15th Terrace Road, Ocala FL 34473:

- He backs up right up to the proposed development
- A Florida Panther lives at this site

Beverly Hanawalt, 1726 SW 157th Place Road, Ocala FL 34473:

- The commercial site down the road is a tree farm

Bob Lemon, 1824 SW 158th Lane, Ocala FL 34473:

- He gave his two minutes to his wife

Jan Lemon, 1824 SW 158th Lane, Ocala FL 34473:

- Now we will be dealing with construction vehicles for this new residential project on SW 20th. This is a small local road. Our road will need turn lanes, shoulders, and widening. More construction.
- Every design plan that was submitted has the main entrance right next to SummerGlen. I would request that entrance be moved to the north end of this project on SW 20th. That would allow for more space between the two subdivisions for ingress and egress.
- The only green space depicted on these plans appear to be DRAs. The amount of open space around the multi-family buildings appears to be minimum. How many apartments units are there?
- Summer Glen has an 8 foot fence around most of our border. We would want that same fencing along this property that borders our community It is difficult to see the setbacks from the SummerGlen border. How far is it? What plans will be approved to provide a barrier with SummerGlen?
- Does the developer know what price range these homes will be? Not one of the lot sizes is the size of home lots in SummerGlen. There was mention of "waivers" granted with the previous PUD expired request. What were they?
- It seems the density of this project might meet allowances but the removal of multi-family units would make the project more compliant with the existing area. This area is out of the way. Now we would be dealing with School buses and children that really have nowhere to go if they leave their community except my car. The concern is that they will be attracted to SummerGlen and its amenities. Our community is very safe and we would like to keep it that way.
- There are folks that would like the extra people for the purpose of golf play and customers to our restaurant. Those are attractive possibilities but the overall concern has to be for the people who live there now. For the ability to accommodate the traffic this will bring and what will follow with approvals of this community. Marion County is growing by leaps and bounds and planning approvals must be done with the future in mind. Growth is a red herring. What we gain and what we end up paying should balance.
- How soon will be know what the recommendation will be to the County Commissioners and will this packet be available to the public before that meeting for comment purposes?
- Thanks for your time

William Rodrigues, 16038 SW 15th Court, Ocala FL 34473:

- He agrees with everything that has been said
- Are they going to develop the property or are they changing the zoning to increase the resale value?

Roland Lafontaine, 15711 SW 16th Avenue Road, Ocala FL 34473:

- Worried about people visiting their golf course
- How much are the homes going to cost?

Richard Knowles, 15696 SW 14th Avenue Road, Ocala FL 34473:

- Concerned about emergency services being able to reach them in a timely manner
- Concerned about people's safety walking on 20th

Sandra Lafontaine, 15711 SW 16th Avenue Road, Ocala FL 34473:

- Concerned about the present owner not being the same owner next year
- Wants to know what the houses will cost

REBUTTAL:
David Tillman, Tillman & Associates Engineering, 1720 SE 16th Avenue, Bldg. 100, Ocala FL 34471, represented the applicant:

- Any previously approved waivers will not apply to this project
- He does not know the price of the homes but will have that information at the BCC
- It is not all 40 feet lots; the front will have the smaller lots and there will be similar sized lots adjacent to the homes in SummerGlen.
- The conditions of the PUD will be carried out by the new owner
- This property is for sale; they do have a prospective buyer
- They plan on buffering in between the two developments; He will take the request for the fence to the owner to consider
- The Amenities site will be 12+ acres. They will have a club house, a pool, park setting, playground equipment, basketball-tennis-pickle ball courts.
- 20th has a tremendous amount of capacity left. There are issues at the intersection that have to be resolved and will be addressed with their traffic study.
- He agrees that the Pilot station allowing trucks to sleep along the roadway is an issue.
- There is no proposed connection to be made to SummerGlen.
- If there are any multi-family components they would be located in the very center of the project away from existing developments.

PUBLIC COMMENT CLOSED
Planning and Zoning Commission Recommendation
Motion was made by Jerry Lourenco seconded by Robert Colen to disagree with staff's findings and recommendation, and recommend approval with alternative development conditions of the requested zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 3 to 2 with Michael Behar and Andy Bonner dissenting

16. 210512Z- Flying Eagle Resources, LLC, c/o Ursula Henning, 150 SE 2nd Avenue, Suite 304, Miami, FL 33131, request a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, from R-1 (Single Family Dwelling) to R-2 (One and Two-Family Dwelling), for all uses permitted, including a 140 unit residential development, on approximately 35.07 Acres, on Parcel Account No. 37515-000-11.
WRITTEN OPPOSITION WITHIN 300 FEET 14 of 33= 42%

Ken Odom, Growth Services, presented this request:

- Request to rezone from R-1 to R-2
- Land use is Medium Density Residential
- Size is 35.07 Acres
- This section was part of the Gulf Park LLC. Master Plan Community, It has been split into Gulf Park Unit 1 and Unit 2 and also the Fountains at Gulf Park
- They intend to sell a duplex property to a single owner and the owner could rent one or both
- They plan on building 140 affordable homes; 4 per acres
- There are minimum size housing requirements in the surrounding developments
- Their plan does not fit in with what is already in the area
- Staff recommends denial of this request
- The proposed zoning change will adversely affect the public interest
- The proposed zoning change is consistent with the Comprehensive Plan
- The proposed zoning change is not compatible with land uses in the surrounding area

David MacKay, 2801 SW College Road, Suite 9, Ocala FL 34474 represented the applicant:

- There are no covenants or restrictions that would restrict an R-2 use on this parcel
- With the medium density R-1 would allow the same number of units that would be allowed in R-2
- It will have water and sewer provided by the city of Belleview
- The setbacks are further in a R-2 structure instead of R-1
- This is not going to be subsidized housing
- It is much more efficient to serve a two unit house than an one unit house
- Good starter homes and homes for retirement
- R-2 will not add any more traffic than the R-1
- The mix of uses in not incompatible

PUBLIC COMMENT:

Dennis Durkin, 9890 SE 64th Avenue, Belleview FL 34420:

- Lives in Phase one of Gulf Park Estates
- Not compatible with the area
- Told the history of Gulf Park Estates

Kat Tuck, 6730 SE 99th Place, Belleview FL 34420:

- Acting President of the Gulf Park Property Owners Association
- Turned in a petition
- Concerned about deteriorating county roads
- Gulf Park pays for the lights
- In Gulf Park they have one to two acres lots
- Belleview Utilities cannot handle the growth
- Both the Fountains and Gulf Park are deed restricted communities
- Their medium home value is $400,000

Zue King, 6315 SE 96th Street, Belleview FL 34420:

- She agrees with everything that has already been said
- The Fountains is all custom built houses
- Concerned about traffic
- They all have HOAs that they have to abide by

Bob Powell, 9909 SE 67th Avenue Road, Belleview FL 34420:

- Concerned about traffic
- This was part of the original plan and was always planned to be single family homes

Todd Basso, 9628 SE 61st Terrace, Belleview FL 34420:

- President of the HOA in the Fountains of Belleview
- The smallest lots are 1/3 of an acre in the surrounding developments

Charles White, 6926 SE 99th Place, Belleview FL 34420:

- The zoning is there to protect the homeowners in the community

Larry Miller, 9865 SE 64th Avenue, Belleview FL 34420:

- He understands that everyone needs a place to live but this is not compatible

Neva Wise, 6670 SE 96th Place Road, Belleview FL 34420:

- Agreed with everything already said
- Concerned about traffic
- Concerned about existing sinkholes on the property

REBUTTAL:
David MacKay, 2801 SW College Road, Suite 9, Ocala FL 34474 represented the applicant:

- A dwelling unit houses one family whether it is two dwelling units under one roof or one dwelling unit under one roof. The same amount of dwelling units either way.
- Whether or not there is a second entrance is the county's decision
- The developer did not place any deed restrictions or covenants on this particular property
- This property is actually intended to be a separate standalone community
- There are no rental restrictions in the county
- It is going to be market rate housing
- It is extremely expensive to build single family structures with water and sewer

PUBLIC COMMENT CLOSED

Planning and Zoning Commission Recommendation
Motion was made by Jerry Lourenco seconded by Andy Bonner to agree with staff's findings and recommendation, and recommend denial of the requested zoning change based on the following findings of fact:

1. Will adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is not compatible with the surrounding land uses

The Motion passed 5 to 0

MINUTES:
Motion was made by Jerry Lourenco, seconded by Andy Bonner to approve the minutes of the March 29, 2021 Planning & Zoning Commission meeting.
The motion passed 5 to 0

ADJOURNMENT:
The meeting adjourned at 9:39 PM

Attest: _____ Greg Lord, Chairman

_____
Stephanie Soucey
Administrative Staff Assistant