

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 Planning and Zoning Department files for record purposes.

The Marion County Planning and Zoning Commission met on March 31, 2025, at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25<sup>th</sup> Avenue, Ocala, Florida.

### **PLEDGE OF ALLEGIANCE AND INVOCATION**

Chair Greg Lord led the Invocation and the Pledge of Allegiance.

### **CALL TO ORDER**

Board members present were Chair Greg Lord, Vice Chairman Michael Kroitor, Danny Gaekwad, Andy Bonner, Jerry Lourenco, Thomas Fisher, and William Heller.

Staff members present were Assistant County Administrator Tracy Straub, Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Kathleen Brugnoli, Ken Odom, Sarah Wells, Erik Kramer, Jared Rivera, GIS Technician Analyst Antony Alva, Administrative Staff Assistant Autumn Williams, and Staff Assistant Rebecca Brinkley.

### **ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE**

Autumn Williams read the Proof of Publication and the Affidavit of Mailing and Posting of Notice and advised that the meeting was properly advertised.

### **EXPLANATION OF PROCEDURE FOR HEARING REQUESTS**

Chairman Greg Lord and Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

#### **1. Items on the Consent Agenda**

##### **250401ZC – BamCore-Florida, LLC**

Zoning Change from Multiple-Family Dwelling (R-3) to Light Industrial (M-1), 2.77 Acre Parcel, Parcel Account Number 9030-0727-01, No Address Assigned

##### **250403ZC – Java Homes Investment, LLC**

Zoning Change from Regional Business (B-4) to Rural Residential (RR-1), 0.23 Acre Parcel, Parcel Account Number 2003-098-013, Site Address 15460 SW 41<sup>st</sup> Street Road, Ocala, FL 34481

**250404ZC – WD Holt, LLC and Natcho Properties, LLC**

Zoning Change from Rural Commercial (RC-1) to Regional Business (B-4), ±2.05 portion of a ±19.19 Acre Parcel, Parcel Account Number 41504-000-00, Site Address 1950 SE Highway 484, Belleview, FL 34420

**250405SU – WD Holt, LLC and Natcho Properties, LLC**

Special Use Permit to allow outside storage of plumbing pipe, in a Regional Business (B-4) Zone, ±2.05 portion of a ±19.19 Acre Parcel, Parcel Account 41504-000-00, Site Address 1950 SE Highway 484, Belleview, FL 34420

**250407ZP – Southeast 73<sup>rd</sup> Avenue, LLC**

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the existing PUD to eliminate required vegetative buffering and replace with only 6' high privacy fences, add one additional lot to the PUD for a total of 159 units, and modify location and type of amenities, on a 39.94 Acre Parcel, Parcel Account Number 48347-000-00, Site Address 16205 SE 73<sup>rd</sup> Avenue, Summerfield, FL 34491

Danny Gaekwad made a motion to agree with the staff's findings and recommendations, and recommend approval of the applications on the consent agenda because they will not adversely affect the public interest, are consistent with the Marion County Comprehensive Plan, and are compatible with the surrounding land uses. Seconded by Michael Kroitor. The motion passed unanimously, 7-0.

**2. Consider the Following Individual Requests****250402SU – CLD Properties, LTD (CONTINUED TO MAY 28, 2025)**

Special Use Permit to allow for a 141-bed skilled nursing and memory care facility, in a Community Business (B-2) Zone, 9.47 Acre Parcel, Parcel Account Number 35695-019-03, No Address Assigned

No action required. This item was continued to the May 28, 2025 Planning and Zoning Meeting.

**250203ZC – Sumter Electric Cooperative, Inc. (CONTINUED TO MAY 28, 2025)**

Zoning Change from General Agriculture (A-1) to Community Business (B-2), ±39.2 Acre Parcel, Parcel Account Number 41200-012-00, Site Address 12644 SW 16<sup>th</sup> Avenue, Ocala, FL 34473

Tracy Delemos, 330 S US 301, Sumterville, FL, 33585, on behalf of the property owner and applicant, addressed the Board.

Michael Kroitor made a motion to approve the continuation of this item to be heard at the May 28, 2025, Planning and Zoning Meeting. Seconded by Andy Bonner. The motion passed unanimously, 7-0.

This item was continued to the May 28, 2025 Planning and Zoning Meeting

**250204SU – Sumter Electric Cooperative, Inc. (CONTINUED TO MAY 28, 2025)**

Special Use Permit to allow for an office, warehouse, and outdoor storage, in a Community Business (B-2) Zone, 79.2 Acre Tract, Parcel Account Numbers 41200-012-00, 41200-020-00, and 41200-020-01, Site Addresses 12644, 12830, and 12940 SW 16<sup>th</sup> Avenue, Ocala, FL 34473

Tracy Delemos, 330 S US 301, Sumterville, FL, 33585, on behalf of the property owner and applicant, addressed the Board.

Michael Kroitor made a motion to approve the continuation of this item to be heard at the May 28, 2025, Planning and Zoning Meeting. Seconded by Andy Bonner. The motion passed unanimously, 7-0.

This item was continued to the May 28, 2025 Planning and Zoning Meeting

**25-S06 – Gary W Smallridge and 4 C Family Trust, LLC (CONTINUED TO MAY 28, 2025)**

Small-Scale Land Use Change from Rural Land (RL) to Commerce District (CD), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 and 41520-101-04, No Addresses Assigned

Randall Alvord, 1811 E Fort King Street, Ocala, FL, 34471, on behalf of the property owner and applicant, addressed the Board.

Michael Kroitor made a motion to approve the continuation of this item to be heard at the May 28, 2025, Planning and Zoning Meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 7-0.

This item was continued to the May 28, 2025 Planning and Zoning Meeting.

#### **250406ZC – Gary W Smallridge and 4 C Family Trust, LLC (CONTINUED TO MAY 28, 2025)**

Zoning Change from General Agriculture (A-1) to Heavy Industrial (M-2), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 and 41520-101-04, No Addresses Assigned

Randall Alvord, 1811 E Fort King Street, Ocala, FL, 34471, on behalf of the property owner and applicant, addressed the Board.

Michael Kroitor made a motion to approve the continuation of this item to be heard at the May 28, 2025, Planning and Zoning Meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 7-0.

This item was continued to the May 28, 2025 Planning and Zoning Meeting

#### **250408ZP – Emerson Pointe Development, LLC**

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the Emerson Pointe PUD, ±62.84 Acre Tract, Parcel Account Numbers 24286-000-00, 24286-000001, 24286-000002, 24286-000003, 24286-000004, 24286-000005, 24286-000006, and 24286-001-00 through 24286-092-00, No Addresses Assigned

Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends Approval with Conditions.

David Tillman, 1720 SE 16<sup>th</sup> Avenue, Building 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Anthony Barriner-Massa – 3400 NE 22<sup>nd</sup> Court, Ocala
  - Opposed, this is in his backyard. States there are ashes in the air and the loud noises from the tree removal that keep them up. Concerns of extra traffic on 35<sup>th</sup>.

Danny Gaekwad made a motion to agree with the staff's findings and recommendation, and recommend approval with conditions of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Michael Kroitor. The motion passed, 6-1 with Thomas Fisher dissenting.

**3. Other Business****4. Review the Minutes of the Previous Meeting**

Andy Bonner made a motion to approve the minutes from the February 24, 2025, Planning and Zoning Commission meeting. Seconded by Thomas Fisher. The motion passed unanimously, 7-0.

**ADJOURNMENT**

The meeting adjourned at 6:07 PM

Attest:

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Greg Lord, Chairman

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Autumn Williams

Administrative Staff Assistant