

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 May 27, 2026, at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, Ocala, Florida.

PLEDGE OF ALLEGIANCE AND INVOCATION

Greg Lord led the Invocation and the Pledge of Allegiance.

CALL TO ORDER

Board members present were Vice Chair Greg Lord, Jerry Lourenco, Andy Bonner, Donald Johnson, and Alternates Len Racioppi and Paul Stentiford.

Staff members present were Chief Assistant County Attorney Dana Olesky, Assistant County Administrator Tracy Straub, Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Ken Odom, Kathleen Brugnoli, Sarah Wells, Jared Rivera, and Erik Kramer, GIS Technician Analyst Antony Alva, Code Enforcement Supervisor Thomas Sapp, Code Enforcement Officers Erika Nash and Marcos Pluas, Staff Assistant Thomas Butler, and Administrative Manager Autumn Williams.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Autumn Williams read the Proofs 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

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

1. Items on the Consent Agenda

260605SU – Greater Ocala Dog Club, Inc.

Special Use Permit, to Allow for dogs events and recreational vehicles (RV) parking, in a General Agricultural (A-1) Zone, 40.00 Acre Tract, on Parcel Numbers 12686-001-00, 12686-003-00, and 12686-003-01, Site Addresses 10285 and 10205 NW Gainesville Road, Ocala, FL 34482

Andy Bonner made a motion to agree with the staff's findings and recommendations, and recommend approval 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 Donald Johnson. The motion passed unanimously, 4-0.

2. Consider the Following Individual Requests**260603SU – Barry & Jennifer Hess (CASE WITHDRAWN)**

Special Use Permit, to Allow for a residential unit (house) and six (6) goats, in a Community Business (B-2) Zone, 7.60 Acre Parcel, on Parcel 9036-0000-03, No Address Assigned

Case withdrawn by applicant. For information purposes only.

260602SU – Stefan & Cathy Mehrl (PULLED FROM CONSENT)

Special Use Permit, to Allow for two (2) miniature horses, in a Single-Family Dwelling (R-1) Zone, 1.54 Acre Parcel, on Parcel 3493-090-003, Site Address 12721 SW 73rd Street, Ocala, FL 34481

Planner Eric Kramer, Growth Services, presented the case and read the report into the record. Staff recommends denial.

Cathy Mehrl, 5450 W Woodside Drive, Crystal River, FL, 34429, property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Donald Cedrick – 7085 SW Terrace Road, Ocala
 - Opposed to having animals within a residential zone. States he would not have bought his current property if he were aware of the possibility of neighbors having these types of animals. Explains his brother became ill due to an equine-transmitted disease. Feels the applicant didn't build their house with horses in mind based on the location of the home.
2. Celia Cedrick – 7085 SW Terrace Road, Ocala
 - Opposed, asks the board if the letter her husband wrote can be submitted at tonight's meeting for the record?

Donald Johnson 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. This motion failed due to a lack of a second.

Jerry Lourenco made a motion to disagree with the staff's findings and recommendation and recommend denial of this application because it will adversely affect the public interest, is not consistent with the Marion County Comprehensive Plan, and is not compatible with the surrounding land uses. The motion failed, 2-2, with Donald Johnson and Greg Lord dissenting.

260604SU – Solfan, LLC (PULLED FROM CONSENT)

Special Use Permit, to Allow for Alkaline Hydrolysis for domestic animals, in a Community Business (B-2) Zone, 1.55 Acre Parcel, on Parcel 02938-0000-00, Site Address 19241 N US Highway 441, Reddick, FL 32686

Planner Sarah Wells, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Ted Stone, 2603 NW 13th Street, Gainesville, FL, 32609, applicant addressed the Board.

The following members of the public spoke during Public Comment:

1. Lennon Gore – 22455 NW 87th Avenue Road, Micanopy
 - Opposed, is concerned that runoff will affect his water supply. Feels the proposed application request would not look good for the surrounding community. Further explains the waste regarding the Lye is a potential problem because of waste disposal being difficult.
2. Janet Waters – 5895 NW 190th Street, Reddick
 - Opposed, concerned about potential runoff affecting the local water supply. Asks what potential future expansions are going to be made, and how can the local residents be assured of being safe from potential hazards?
3. Howard Heath – 19050 US HWY 441, Reddick
 - Opposed, concerned that the facility could consume too much water and have potentially hazardous wastewater that can enter the ground. He is concerned that there won't be proper regulation and supervision for a facility like this.
4. Ronnie Martin – 5751 NW 103rd Street, Ocala
 - Opposed, concerned about the wastewater released during this process and the potential for odors.

Jerry Lourenco 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 Donald Johnson. The motion passed unanimously, 4-0.

260606SU – Martin R. Helgerson Trust (PULLED FROM CONSENT)

Special Use Permit, to allow for a 125' (feet) tall Telecommunication Tower, in a Community Business (B-2) and Mixed-Use Residential (R-4) Zone, 63.90 Acre Parcel, on Parcel Account Number 32651-000-01, No Address Assigned

Director Chuck Varadin, Growth Services, presented the case and read the report into the record. Staff recommends approval.

James Hartley, ESQ., 1531 SE 36th Avenue, Ocala, FL, 34471, on behalf of the applicant addressed the Board.

The following members of the public spoke during Public Comment:

1. Vicky Angel – 2427 SE 178th Avenue, Silver Springs
 - Opposed, states she had a previous situation where a tower was put up near her property that made a lot of noise. She also questions why some neighbors weren't notified about this in advance.
2. Veronica Hadigee – 17873 E Highway 40, Silver Springs
 - Opposed, objects because the pole is within 500 feet of her property. Her son suffers from migraines and cites studies that can negatively affect her and her family. Further explains that other states or counties have requirements of 1500-foot buffers for similar projects.
3. Kelly Pintos – 2453 SE 149th Avenue, Summerfield
 - Opposed, does not believe that the tower will be hidden from the road. Does not feel the tower is compatible with the residential area nearby.

Andy Bonner 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 Donald Johnson. The motion passed unanimously, 4-0.

260607ZC – Backhoe Boys, LLC (PULLED FROM CONSENT)

Zoning Change, from the portion General Agricultural (A-1) & Residential Agricultural Estate (A-3) to Single-Family Dwelling (R-1) Zone, 31.13 Acre Portion of an overall 36.73 Acre Parcel, on Parcel Account Number 39278-003-00, No Address Assigned

Planner Ken Odom, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jon Harvey, 1720 SE 16th Avenue, Building 100, Ocala, FL, 34471, on behalf of the applicant addressed the Board.

The following members of the public spoke during Public Comment:

1. Roberta Rahl – 11630 SE 54th Avenue, Belleview
 - Opposed, has a well on her property, and she is concerned that there will be too much demand for groundwater.
2. Boma Hendricks – 11642 SE 84th Avenue, Belleview
 - Opposed, is concerned that bringing in houses could negatively affect her property value. She also believes that no one will maintain the trees nearby. Feels that kids nearby could potentially bother her dogs.
3. Josh Fausner – 11947 SE 84th Avenue, Belleview
 - Opposed, recently bought a house nearby, and likes the current use of the property because of a noise buffer and seclusion. He believes adding 90 houses could disrupt his family's life.

Donald Johnson 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 Jerry Lourenco. The motion passed unanimously, 4-0.

260601SU – Juan Marrero & Yelaine Ravelo

Special Use Permit, to Allow for parking of five (5) tractor trailer trucks, in a General Agricultural (A-1) Zone, 4.83 Acre Parcel, on Parcel 45453-000-00, Site Address 13660 SE 80th Avenue, Summerfield, FL 34491

Planner Jared Rivera, Growth Services, presented the case and read the report into the record. Staff recommends denial.

Growth Services Code Enforcement Officer Marcos Pluas provided a full translation of the case proceedings to the applicant, Juan Marrero.

Juan Marrero, 13660 SE 80th Avenue, Summerfield, FL, 34491, property owner and applicant, addressed the board.

There were no members of the public who spoke during Public Comment.

Andy Bonner made a motion to agree with the staff's findings and recommendation and recommend denial of this application because it will adversely affect the public interest, is not consistent with the Marion County Comprehensive Plan, and is not compatible with the surrounding land uses. Seconded by Donald Johnson. The motion passed, 3-1 with Greg Lord dissenting.

26-S03 – The Deltona Corporation

Land Use Change, from Preservation (PR) to Commercial (COM), 0.29 Acre Portion of an overall 7.48 Acre Tract, on Parcel Numbers 8007-0000-10 and 8007-0000-08, No Site Address Assigned

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

Jimmy Gooding, ESQ., 1531 SE 36th Avenue, Ocala, FL, 34471, on behalf of the applicant, addressed the Board.

There were no members of the public who spoke during Public Comment.

Donald Johnson made a motion to disagree with the staff's findings and recommendation and recommend approval 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 Andy Bonner. The motion passed unanimously, 4-0.

260507ZC – The Deltona Corporation

Zoning Change, from Single-Family Dwelling (R-1) to Community Business (B-2) Zone, 0.29 Acre Portion of an overall 7.48 Acre Tract, on Parcel Numbers 8007-0000-10 and 8007-0000-08, No Address Assigned

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

Jimmy Gooding, ESQ., 1531 SE 36th Avenue, Ocala, FL, 34471, on behalf of the applicant, addressed the Board.

There were no members of the public who spoke during Public Comment.

Donald Johnson made a motion to disagree with the staff's findings and recommendation and recommend approval 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 Andy Bonner. The motion passed unanimously, 4-0.

260508BL – The Deltona Corporation

Binding Letter of Modification (BLIM), to a Binding Letter of Interpretation for Vested Rights (BLIVR), to allow subject properties to be used for commercial purposes, including access to adjacent commercial lands, 0.29 Acre Portion of an overall 7.48 Acre Tract, on Parcel Numbers 8007-0000-10 and 8007-0000-08, No Address Assigned

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

Jimmy Gooding, ESQ., 1531 SE 36th Avenue, Ocala, FL, 34471, on behalf of the applicant, addressed the Board.

There were no members of the public who spoke during Public Comment.

Donald Johnson made a motion to disagree with the staff's findings and recommendation and recommend approval 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 Andy Bonner. The motion passed unanimously, 4-0.

260608ZP – Jax Road, LLC

Zoning Change, from Planned Unit Development (PUD) to Amend the existing Planned Unit Development (PUD) to allow for a maximum proposed total of 321 residential units, and to modify lot sizes, amenities, and reduce front setback requirements to 20' (feet), on an approximate 79.21 Acre Tract, on Parcel Account Numbers 14973-000-00 and 14971-001-00, Site Address 5823 NE Jacksonville Road, Ocala, FL 34479

Planner Kathleen Brugnoli, Growth Services, presented the case and read the report into the record. Staff recommends approval.

David Tillman, 1720 SE 16th Avenue, Building 100, Ocala, FL 34471, on behalf of the owner and applicant.

The following members of the public spoke during Public Comment:

1. Christopher Garlow – 5130 NE 20th Avenue, Ocala
 - Opposed, he lives nearby and is concerned that the density of the proposed project is not compatible with his property. He is also of the opinion that the housing market is oversaturated in Marion County and that this development could devalue his property. He also likes the existing property because it provides a scenic view.
2. Benjamin Ramsay – 1426 NE 51st Loop, Ocala
 - Opposed, he is concerned that the egress points could create problems for his property. States that the roads that are connected are poorly maintained and are already congested, and wants the county to add a new entry and exit to 49th Road.

Jerry Lourenco 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 Andy Bonner. The motion passed unanimously, 4-0.

3. Other Business

Chief Assistant County Attorney Dana Olesky entered the completed conflict of interest form submitted by Danny Gaekwad on April 27, 2026, into the record.

4. Review the Minutes of the Previous Meeting

Andy Bonner made a motion to approve the minutes from the April 27, 2026, Planning and Zoning Commission Meeting. Seconded by Donald Johnson. The motion passed unanimously, 4-0.

ADJOURNMENT

The meeting adjourned at 8:18 PM

Attest:

Greg Lord, Vice Chairman

Thomas Butler, Staff Assistant IV