

**PLANNING AND ZONING COMMISSION
RECOMMENDATION REPORT
April 25, 2022**

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.

CONSENT AGENDA ITEMS:

The following items were recommended by staff for approval with conditions, there were no opposition letters within 300 feet and no opposition at the Planning and Zoning Commission meeting.

ITEM	OWNER	DESCRIPTION	ACREAGE
220501SU	Pamela's Precious Poodles, Doodles and Poos	Special Use Permit in A-1	2.5
220505Z	Platinum Property Pros, LLC.	R-0 to R-1	0.28
22-L05	Ocala SW 80th Ave., LLC.	Low Residential to Medium Residential	30.00
220510Z	Ocala SW 80th Ave., LLC.	A-1 to PUD	132.26
22-S09	4C Family Trust, LLC.	Public Use to Rural Land	25.36
220511Z	4C Family Trust, LLC.	G-U to A-1	25.36

Motion was made by Michael Kroitor and seconded by Jerry Lourenco to agree with staff's findings and recommendation, and recommend approval of the following Consent Agenda items (**220501SU, 220505Z, 22-L05, 220510Z, 22-S09 and 220511Z**)

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 6-0

ITEMS 22-L03, 220508Z and 22-S08 were pulled from the consent agenda.

ALL ITEMS ON THE CONSENT AGENDA WILL BE HEARD BY THE BCC ON MAY 17, 2022 AT 2 PM. THE REST OF THE ITEMS ON THE P&Z RECOMMENDATION REPORT WILL BE HEARD ON JUNE 7, 2022 AT 2 PM.

**PLANNING AND ZONING COMMISSION
RECOMMENDATION REPORT
April 25, 2022**

22-L03- Shores Sand Mine, LLC.

Planning and Zoning Commission Recommendation

Motion was made by Jerry Lourenco 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 6-0

220508Z- Shores Sand Mine, LLC.

Planning and Zoning Commission Recommendation

Motion was made by Jerry Lourenco seconded by Michael Behar to agree with staff's findings and recommendation, and recommend approval with development conditions of the requested PUD 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 6-0

22-S08- Lake Louise, LLC.

Planning and Zoning Commission Recommendation

Motion was made by Andy Bonner seconded by Michael Kroitor to agree with staff's findings and recommendation, and recommend approval of the requested Small 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 6-0

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April 25, 2022**

220502SU- Mark and Terrie Forshaw

Planning and Zoning Commission Recommendation

Motion was made by Andy Bonner seconded by Michael Kroitor to disagree with staff's findings and recommendation, and recommend denial of the requested Special Use Permit 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 4-2 with Greg Lord and Jerry Lourenco dissenting

220506Z- Florida General Trading, Inc.

Planning and Zoning Commission Recommendation

Motion was made by Michael Kroitor seconded by Andy Bonner to approve the applicant's request for a continuance until the May 23, 2022 P&Z Commission Public Hearing:

The Motion passed 6-0

220507Z- William Axson and Margaret Holt

Planning and Zoning Commission Recommendation

Motion was made by Michael Behar seconded by Michael Kroitor 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 tied 3 to 3 with Andy Bonner, Greg Lord and Jerry Lourenco dissenting

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22-S10- Sabana Farm, LLC.

Planning and Zoning Commission Recommendation

Motion was made by Andy Bonner seconded by Jerry Lourenco to agree with staff's findings and recommendation, and recommend approval of the requested PUD 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 5-1 with Michael Behar dissenting

220512Z- Sabana Farm, LLC.

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 with development conditions of the requested PUD 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 6-0