

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 December 29, 2025, at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, Ocala, Florida.

PLEDGE OF ALLEGIANCE AND INVOCATION

Michael Behar led the Invocation and the Pledge of Allegiance.

CALL TO ORDER

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

Staff members present were Assistant County Attorney Linda Blackburn, Deputy Director Ken Weyrauch, Kathleen Brugnoli, Sarah Wells, Erik Kramer, Jared Rivera, GIS Technician Analyst Antony Alva, Administrative Manager Autumn Williams, and Staff Assistant IV Kim Lamb.

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 Assistant County Attorney Linda Blackburn explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda**260103ZC – Gustavo Fernandez**

Zoning Change from Single Family Dwelling (R-1) to Rural Residential (RR-1) Zone, for All Permitted Uses, 0.77 Acre Parcel, on Parcel Account Number 46163-000-00, Site Address 14675 SE 70th Avenue Road, Summerfield, FL 34491

260105SU – AFMA Ocala, LLC

Special Use Permit to Allow for the Operation of a Commercial Nursery, in a Single-Family Dwelling (R-1) Zone, 3.13 Acre Tract, Parcel Account Numbers 37052-000-00, 37053-000-00, and 37056-000-00, Site Address 10356 SE 62nd Avenue Road, Belleview, FL 34420

260106ZC – LJP & Company LLC and LouAnn & Joseph R. Papp II

Zoning Change from Single Family Dwelling (R-1) to Residential Agriculture (A-3) Zone, for All Permitted Uses, 20.0 Acre Tract, Parcel Account Numbers 17325-000-01 and 17325-000-02, No Address Assigned

Michael Behar made a motion to agree with the staff's findings and recommendations, and recommend approval of the applications on the consent agenda as amended because they 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, 5-0.

2. Consider the Following Individual Requests**250903ZC – 520 NE 82nd Terrace LLC (PULLED FROM CONSENT)**

Zoning Change from General Agriculture (A-1), Regional Business (B-4), and Heavy Business (B-5) to Rural Activity Center (RAC), for All Permitted Uses, 7.65 Acre Tract, Parcel Account Numbers 44812-000-00 and 44812-001-00, Site Addresses 16262, 16264, and 16340 S Highway 475 Summerfield, FL 34491

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

Erin Freal, 1400 SE 91st Place, Ocala, 34480, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Michael Hames – 1050 SE 162nd Place, Summerfield

- Opposed to a use such as a gas station. He maintains the road of this neighborhood and he does not want the extra traffic and wear and tear on the road. States he is concerned about the additional people to the area that a gas station would bring. The area is currently quiet and wants it to stay that way.

Andy Bonner made a motion to agree 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 Donald Johnson. The motion passed unanimously, 5-0.

26-S01 - Sheik Hafeez Rahaman & Bibi Shimoona Rahaman (PULLED FROM CONSENT)

Small-Scale Land Use Change from High Residential (HR) to Medium Residential (MR), 4.47 Acre Parcel, Parcel Account Number 9024-0000-02, Site Address 122 Juniper Loop, Ocala 34480

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

Sheik Rahaman, 122 Juniper Loop, Ocala, 34480, the property owner and applicant was present, however, did not address 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 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 Jerry Lourenco. The motion passed unanimously, 5-0.

260107ZP - Midway 65 LLC (PULLED FROM CONSENT)

Zoning Change from Single-Family Dwelling (R-1) to Planned Unit Development (PUD), for A Maximum Proposed Total of 329 Detached Single-Family Homes, 110.14 Acre Parcel, Parcel Account Number 9027-0000-02, No Address Assigned

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

David Tillman, 1720 SE 16th Avenue, BLDG 100, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. John Townsend – 104 Hickory Loop, Ocala
 - Opposed, concerned about added traffic and congestion, wants a larger buffer, and fears increased crime. Prefers the current one-way-in/one-way-out layout. Worried about the projects impact on the existing community and possible reduce property values this will cause.
2. Brian Holbein – 69 Hickory Loop, Ocala
 - Opposed, does not want connecting roads from the new development or the added traffic that will come. Prefers the neighborhood to remain one way in and one way out.

3. Adam Deffinger – 98 Bahia Trace Circle, Ocala
 - Opposed, due to wildlife impacts. Enjoys seeing local wildlife and believes new development will push animals out, increasing potential safety concerns for the residents.
4. Diane Holbein – 69 Hickory Loop, Ocala
 - Opposed, narrow, curved roads with no sidewalks and safety risks for kids and pedestrians. Believes the proposed buffer is inadequate and that added traffic will overwhelm roads not designed for this amount of use, ultimately harming the character of the neighborhood.
5. Natashalynn Beagle – 98 Bahia Trace Circle, Ocala
 - Opposed, feels the current road is too narrow for two vehicles and includes a sharp S-curve, making it unsafe for added traffic. Residents aren't opposed to the development—they're simply asking for a safer access point. The proposed access will increase the risk of accidents and raises serious concerns for children and pedestrians who use the area.
6. John Cormey – 128 Bahia Trace, Ocala
 - Opposed, expected development, but does not want two-story homes or 40-foot lots that would disrupt the character of the area. Values the unique wetlands and forest that border the property and is concerned about impacts to wildlife. States the existing road is already so narrow that drivers must pull off the pavement to pass each other, making additional traffic unsafe.
7. Edward Acia – 138 Bahia Trace, Ocala
 - Opposed, serious concerns about how the already-narrow roads will handle additional traffic, as well as how the added homes may worsen existing flooding issues in the area.
8. Kavinda Wewegama – 42 Bahia Trace Course, Ocala
 - Opposed, feels this project will bring a significant increase in daily trips, raising safety concerns for children and older residents. States the roads are so narrow that two cars cannot pass safely. Requesting a 20-foot buffer instead of the buffer currently proposed to help protect the neighborhood and maintain safety.
9. Raymond Smith – 140 Bahia Trace, Ocala
 - Opposed, will bring additional cars. States this area already experiences standing water during heavy rain. Noting the nearby lift station is frequently under repair, raising concerns about added strain on existing infrastructure. Requesting a 20-foot wooded buffer to help protect local wildlife and preserve the natural character of the area.
10. Beatrice Wagner – 127 Bahia Trace, Ocala
 - Opposed, concerns about safe ingress and egress.

11. Dr. Carol Bartholomew – 89 Hickory Loop, Ocala

- Opposed, concerns with the concerns already stated. Adds she feels the placement of the zoning-change sign did not provide sufficient notice to surrounding property owners. Notes the area has only one way in and out, and it is heavily used by kids and people walking, making safety a major concern.

12. Kimberly Miller – 103 Hickory Loop, Ocala

- Opposed, concerned about the transportation impacts of this project. Wants the neighborhood roads to remain for the people who live here and do not support the proposed new roads that would bring additional traffic into what is currently a quiet area. Also want to know whether construction vehicles will be routed through their neighborhood, and who will be responsible for the wear and tear this will cause to already-strained roads. Traffic is already congested, especially in the mornings, and added volume will only worsen these conditions.

13. Gregory Cain – 121 Hickory Loop, Ocala

Opposed, concurs with what has already been stated. Particularly the safety risks posed by increased traffic and the difficulty of navigating the tight curves in the area.

14. Bill Miller – 103 Hickory Loop, Ocala

- Opposed, the roads cannot handle the proposed additional traffic. Children regularly play in the street, and with no sidewalks, any increase in vehicles creates a serious safety risk.

15. Bill Pike – 98 Hickory Loop, Ocala

- Opposed, states crime in this area is currently minimal, and worries that the increase in vehicles could lead to more criminal activity. Drivers already exceed the 30-MPH speed limit, often reaching 60 MPH and passing on double yellow lines. This alone raises serious safety concerns. There are also concerns about the impact on local wildlife.

16. Lori Allen – 88 Hickory Loop, Ocala

- Opposed, traffic concerns, especially for those who walk or bike in the area, and wants to ensure their safety. Drivers already speed down these roads, creating dangerous conditions. She also enjoys the local wildlife and is concerned about how this project will affect them.

17. Cathy Fielding – 10 Hickory Loop Way, Ocala

- Opposed, she walks this road daily and often has no space to step aside when vehicles approach. She has already had several close calls and has nearly been hit before.

18. Pat Christine – 63 Hickory Loop Way, Ocala

- Opposed, concurs with what has already been stated. Notes this is a quiet area, and there are serious traffic and safety concerns for children and others who walk here.

19. Veronica Alfred – 134 Bahia Trace, Ocala

- Opposed, loves her neighborhood, where kids play outside and the area remains quiet. She has serious traffic concerns and believes the new development should have its own dedicated access, just as surrounding communities do. She does not support the rezoning to PUD. She is asking for the buffer to be revised to a natural, tree-filled buffer, and she enjoys the local wildlife, she is concerned about how this project will affect them too.

20. Katerina Kushla – 74 Bahia Trace Course, Ocala

- Opposed, traffic concerns, and wants to know what considerations have been made for the added wear and tear on the roads from construction vehicles, as well as what consideration was given to the existing flood-prone areas?

Jerry Lourenco made a motion to agree 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 Donald Johnson. The motion passed unanimously, 5-0.

260101SU - Alain Alberto Gonzalez & Darianny Serrano Mulet

Special Use Permit, to Allow for Commercial Parking of Two (2) Dump Trucks, in a General Agriculture (A-1) Zone, 4.58 Acre Parcel, on Parcel Account Number 3499-000-007, Site Address 10750 SW 105th Street, Ocala, FL 34481

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

Darianny Serrano Mulet, 10750 SW 105th Street, Ocala, 34481, the property owners and applicants, addressed the Board.

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

Michael Behar 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 Andy Bonner. The motion passed, 4-1 with Greg Lord dissenting.

3. Other Business

Assistant County Attorney Linda Blackburn provided additional information regarding the conflict-of-interest form submitted by Alternate Board Member Len Racioppi before the board proceeds with approving the November 24, 2025 minutes.

4. Review the Minutes of the Previous Meeting

Andy Bonner made a motion to approve the minutes from the November 24, 2025, Planning and Zoning Commission meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 5-0.

ADJOURNMENT

The meeting adjourned at 7:25 PM

Attest:

Michael Kroitor, Chairman

Autumn Williams
Administrative Staff Assistant