

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 June 29, 2026, 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, Jerry Lourenco, Andy Bonner, Donald Johnson, Danny Gaekwad, Michael Behar, 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 Kathleen Brugnoli, Jared Rivera, and Erik Kramer, GIS Technician Analyst Antony Alva, Administrative Staff Assistant Kimberly Lamb, and Administrative Manager Autumn Williams.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Kimberly Lamb 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

260703SU - Haber Kennels, Inc.

Special Use Permit to Allow for a Gerber Collision Center Automobile Paint and Body Shop, in a Community Business (B-2) Zone, 3.18 Acres, Parcel Number 47690-004-00, No Address Assigned

260706ZC - PAC 3 Properties, LLC

Zoning Change from Expired Planned Unit Development (PUD) to Single-Family Dwelling (R-1), 0.91 Acres, Parcel Number 1754-053-033, Site Address 6272 SW 209th Avenue, Dunnellon, FL 34431

26-S04 - Garçon Investment, LLC

Small-Scale Land Use Change from High Residential (HR) to Urban Residential (UR), 0.27 Acres, Parcel Number 3120-001-008, Site Address 1770 SE 40th Street Road, Ocala, FL 34480

Michael Behar made a motion to agree with the staff's findings and recommendations and recommends approval of these applications 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 Danny Gaekwad. The motion passed unanimously, 6-0.

2. Consider the Following Individual Requests**260701SU - Skyway Towers, LLC on behalf of Wayne & Melanie Traina (PULLED FROM CONSENT)**

Special Use Permit to Allow for a 195' (Feet) Self-Supporting Telecommunication Tower Facility, in a General Agricultural (A-1) Zone, 25.55 Acres, Parcel Number 05585-000-00, Site Address 18250 NE 160th Avenue Road, Fort McCoy, FL 32134

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

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

The following members of the public spoke during Public Comment:

1. Laurie Phillips – 18100 NE 160th Avenue Road, Fort McCoy
 - Opposed due to concerns regarding how close the tower will be to her home and the dangerous level of radiation exposure this will cause her and her family. She further explains that she has 4 children who are homeschooled and will be exposed 24 hours a day to this radiation. States that, based on her own research, there are several health concerns that stem from this type of use, and she is very concerned about what health issues this may cause her family.

Jerry Lourenco made a motion to agree with the staff's findings and recommendation and recommends approval of this application with conditions 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 Behar. The motion passed unanimously, 6-0.

260704ZC - RGR Developer, LLC (PULLED FROM CONSENT)

Zoning Change from Community Business (B-2) to Rural Activity Center (RAC) Zone, for All Permitted Uses, 1.03 Acres, Parcel Number 1751-010-006, No Address Assigned

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

Daniel Suarez De Puga, 300 29th Street, West Palm Beach, FL 33402, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. James Nicholson – 5606 SW 196th Avenue, Dunnellon, FL
 - Opposed to the proposed access point on 196th Avenue as shown on the site plan due to various safety concerns. He explained that 196th Avenue has no sidewalks and is heavily used by pedestrians. He also noted that the roadway carries frequent vehicle traffic at high speeds, and its narrow width prevents two trucks from passing simultaneously without one pulling off the road. He indicated that he would support site access being provided from Route 41 instead.

Andy Bonner made a motion to agree with the staff's findings and recommendation and recommends 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. Second by Michael Behar. The motion passed unanimously, 6-0.

260707SU - John Rudnianyn

Special Use Permit to Allow for a New 180' (Feet) Monopole Telecommunication Tower Facility, in a Community Business (B-2) Zone, 28.56 Acres, Parcel Number 35695-025-04, No Address Assigned

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

Mary Doty Solik, 127 W. Fairbanks Avenue, #469, Winter Park, FL, 32789, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Sharon Lollies – 9565 SW 53rd Circle, Ocala
 - Opposed to placing an industrial structure in a residential area and believes it should be in a more suitable location. She expressed concerns about potential health issues related to radiation exposure and stated that she feels the proposal would decrease property values.
2. Susan Stillwell – 9581 SW 53rd Circle, Ocala
 - Opposed, referencing her concerns that recent legislation (HR 2289) shifts these costs to taxpayers. She further expressed concerns about potential carcinogens associated with these structures and stated that, based on her own research, studies indicate related health issues. She asked how many County Commissioners live within 1,000 feet of a tower at any point during the year.
3. Deidre Rosemond – 5565 SW 96th Place, Ocala
 - Opposed due to concerns about radiation. She asked whether the tower could be placed elsewhere and noted that three towers already exist on the site, questioning the need for a fourth. She stated that she believes the proposed use would decrease property values and emphasized that this is a residential area that would be affected. She asked the board whether any of them live near a cell tower.
4. Mike Netherclift – 9577 SW 53rd Circle, Ocala
 - Opposed based on concerns related to health and wellness. Concur that the proposed use would decrease surrounding property values and described the tower as an eyesore. Again noted that there are already three existing towers on this site.

Michael Behar made a motion to agree with the staff's findings and recommendation and recommends approval of this application with conditions 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, 6-0.

260705ZC - 484 Land Holdings LLC

Zoning Change from Regional Business (B-4) to Light Industrial (M-1) Zone, for All Permitted Uses, 9.67 Acres, Parcel Number 34899-004-00, Site Address 15877 SW Highway 484, Dunnellon, FL 34432

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

David Tillman, 1720 SE 16th 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:

1. Cindy Tveter – 15765 SW Highway 484, Dunnellon
 - Opposed and noted she has lived in the area for 58 years. She expressed appreciation for the current quiet and peaceful character of the community and stated she wishes to maintain it. She raised concerns about potential impacts from the proposed business, including noise and effects on nearby horses. She stated that such impacts could reduce revenue for Marion County if horse owners choose not to board their horses in a place that may be a stressful environment for their animals. She asked whether the area is protected and expressed concern about the removal of existing oak trees.

Danny Gaekwad made a motion to disagree with the staff's findings and recommendation and recommends 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, 6-0.

260708ZC - Barry & Jennifer Hess

Zoning Change from Community Business (B-2) to Residential Estate (R-E) Zone, for All Permitted Uses, 7.60 Acres, Parcel Number 9036-0000-03, No Address Assigned

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

The applicant was not present.

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

Danny Gaekwad made a motion to agree with the staff's findings and recommendation and recommends approval of this application with conditions 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, 6-0.

3. Other Business

- 3.1.** Final Public Hearing for EAR-Based Amendments on Tuesday, July 21, 2026, at 2 p.m.

Director Chuck Varadin added to the record that the Final Public Hearing for the EAR-Based Amendments will be held on Tuesday, July 21, 2026, at 2 p.m. in front of the Board of County Commissioners.

4. Review the Minutes of the Previous Meeting

Andy Bonner made a motion to approve the minutes from the May 27, 2026, Planning and Zoning Commission Meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 6-0.

ADJOURNMENT

The meeting adjourned at 7:00 PM

Attest:

Greg Lord, Vice Chairman

Autumn Williams, Administrative Manager