

# Marion County

## Planning & Zoning Commission

### Action Summary

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Monday, June 30, 2025

5:30 PM McPherson Governmental Campus  
Auditorium

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Hearing Assistance Devices are available for use during the Public Hearing. Please ask any staff member to assist you.

#### Pledge of Allegiance and Invocation

#### Call to Order

<b>Present</b>	Board Member Michael Behar, Board Member Jerry Lourenco, Vice Chair Michael Kroitor, and Board Member Andy Bonner
<b>Absent</b>	Board Member Thomas Fisher, Chairman Greg Lord, Board Member Danny Gaekwad, and Board Member Donald Johnson

#### Acknowledgement of Proof of Publication and Mailing and Posting of Notice

##### Proof of Publication

#### Explanation of Procedure for Hearing Requests

##### 1. Consider the Following Requests on Consent

**Motion by Board Member Behar, second by Board Member Bonner, to approve the consent agenda as amended. The motion carried by the following vote:**

**Aye: 4**

**Nay: 0**

- 1.2. **250703ZC - Justin & Katelyn Kardell, Zoning Change from Neighborhood Business (B-1) to Single-Family Dwelling (R-1), 0.51 Acres, Parcel Account Number 1507-004-000, Site Address 1701 NE 60th Street, Ocala, FL 34479**
- 1.3. **250704ZC - Sicurezza, LLC, Zoning Change from Single-Family Dwelling (R-1) to Mixed Residential (R-4), 0.86 Acre Tract, Parcel Account Numbers 3500-001-040 and 3500-001-046, Site Addresses 11212 and 11252 SW 109th Place Dunnellon, Florida, 34432**

1.7. 250707ZP - A&B Properties Services, LLC, Zoning Change from Multiple-Family Dwelling (R-3) to Residential Planned Unit Development (R-PUD), 0.55 Acre Parcel, Parcel Account Number 8004-0433-18, Address 351 Marion Oaks Boulevard, Ocala, FL 34473

2. Consider the Following Individual Requests

2.3. 250701SU - Raney’s 13708 LLC, Special Use Permit to Allow for Hosting Outside Music Events, Carnivals, Trade Shows, Expos, Car Shows, Food Truck Rallies, Festivals, Parties, Company Events, Speaking Events, Circus, Dance Galas, and Charity Events in a Heavy Business (B-5) Zone, 33.21Acre Parcel, Parcel Account Number 13708-000-00, Site Addresses 4121 and 4125 NW 44th Avenue, Ocala, FL 34482

**This item was withdrawn by the applicant; for information only.**

2.1. 25-L03 - Continuance Request for Estate of Michael Couture, Eva Couture, P.R., Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

**This item will be Continued to Date Certain, August 25, 2025 Planning and Zoning Meeting. Motion by Board Member Behar, second by Board Member Bonner, to continue this agenda item. The motion carried by the following vote:**

**Aye: 4**

**Nay: 0**

2.2. 250706ZP - Continuance Request for Estate of Michael Couture, Eva Couture, P.R., Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

**This item will be Continued to Date Certain, August 25, 2025 Planning and Zoning Meeting. Motion by Board Member Behar, second by Board Member Bonner, to continue this agenda item. The motion carried by the following vote:**

**Aye: 4**

**Nay: 0**

**Absent: 4**

- 1.1. **250702ZC - Kevin & Barbara Marovich, Zoning Change from Single-Family Dwelling (R-1) to General Agriculture (A-1), ±11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476**

**\*Item Pulled from Consent\* Motion by Board Member Bonner, second by Board Member Behar, to approve this agenda item. The motion carried by the following vote:**

**Aye: 4**

**Nay: 0**

- 1.4. **25-S08 - CCO Hospitality, LLC, Small-Scale Land Use Change from Rural Land (RL) to Medium Residential (MR), ± 0.62 Acre Portion of a ±154.74 Acre Parcel, Parcel Account Number 3634-000-001, Site Addresses 6823 & 6825 SE 12th Circle, Ocala, FL 34480**

**\*Item Pulled from Consent\* Motion by Board Member Bonner, second by Board Member Behar, to approve this agenda item. The motion carried by the following vote:**

**Aye: 4**

**Nay: 0**

- 1.5. **25-S09 - Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC, Small-Scale Land Use Change from Rural Land (RL) to Commercial (COM), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned**

**\*Item Pulled from Consent\* Motion by Board Member Lourenco, second by Board Member Bonner, to approve this agenda item. The motion carried by the following vote:**

**Aye: 3**

**Nay: 1**

- 1.6. **250705ZC - Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC, Zoning Change from General Agriculture (A-1) to Recreation Vehicle Park (P-RV), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned, Accompanied by a Developer’s Agreement (25-DA02) Proposed in Addition to this Zoning Change Request**

**\*Item Pulled from Consent\* Motion by Board Member Lourenco, second by Board Member Bonner, to approve this agenda item. The motion carried by the following vote:**

**Aye: 3**

**Nay: 1**

- 2.4. **25-S04 - Thomas R. Moore, Small-Scale Land Use Change from Rural Land (RL) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482**

**Motion by Board Member Behar, second by Board Member Bonner, to deny this agenda item. The motion carried by the following vote:**

**Aye: 3**

**Nay: 1**

- 2.5. **250207ZC - Thomas R. Moore, Zoning Change from General Agriculture (A-1) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL**

**Motion by Board Member Behar, second by Board Member Bonner, to deny this agenda item. The motion carried by the following vote:**

**Aye: 4**

**Nay: 0**

- 2.6. **25-L01 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned**

**Motion by Board Member Behar, second by Board Member Bonner, to approve this agenda item. The motion carried by the following vote:**

**Aye: 4**

**Nay: 0**

- 2.7. **25-L02 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned**

**Motion by Board Member Behar, second by Board Member Bonner, to approve this agenda item. The motion carried by the following vote:**

**Aye: 4**

**Nay: 0**

**2.8. 250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to Amend Two Existing Planned Unit Development (PUD) Projects to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for an Indoor/Outdoor Sports Complex and Event Venue Facility, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on ±4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned**

**Motion by Board Member Behar, second by Board Member Bonner, to approve this agenda item. The motion carried by the following vote:**

**Aye: 4**

**Nay: 0**

**3. Other Business**

**4. Review Minutes of Previous Meeting**

**Motion by Board Member Behar, second by Board Member Lourenco, to approve this agenda item. The motion carried by the following vote:**

**Aye: 4**

**Nay: 0**

**4.1. May 28, 2025**