

Marion County

Planning & Zoning Commission

Action Summary

Monday, April 29, 2024

5:30 PM McPherson Governmental Campus
Auditorium

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

Present	Alternate Board Member Thomas Fisher, Board Member Greg Lord, Board Member Michael Behar, Chairman Michael Kroitor, Alternate Board Member William Heller, and Board Member Andy Bonner
Absent	Vice Chair Danny Gaekwad, Board Member James Bailey, and Board Member Jerry Lourenco

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

Aye: 6

Nay: 0

Absent: 3

- 1.1. [240501SU - Vertex Development LLC, Special Use Permit to Allow for a 190' Tower, General Agriculture \(A-1\) Zone, 25.67 Acres, Parcel Account Number 50744-000-00, Site Address 15733 SE 182nd Avenue Road](#)
- 1.3. [240506ZP - A. Saldarriaga Trust - Zoning Change from Community Business \(B-2\) to Planned Unit Development \(PUD\), ±8.76 Acres, Parcel Account Number: Numerous \(3501-200-018,019,020,021,022 & 023; 3501-200-034, 035, 036, 037, 038, 039 & 040\), No Address Assigned.](#)
- 1.7. [230109ZP - Dimino Holdings Associates, LLC, Zoning Change from Single Family Dwelling \(R-1\) and Planned Unit Development \(PUD\) to Planned Unit Development \(PUD\), 52.15 Acres, Parcel Account Numbers 37515-004-00 and 37515-004-02, No Address Assigned](#)

2. Consider the Following Individual Requests

1.4. [24-S03 - Chi Ocala 2 Properties LLC, Small Scale Land Use Amendment from Low Residential \(LR\) to Commercial \(COM\), 6.42 Acres of a 48.59 Acre Tract, Parcel Account Numbers 23307-000-00 and 23307-000-01, Site Address 3557 SW 58th Street, Ocala, FL 34471](#)

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

Aye: 6

Nay: 0

Absent: 3

1.5. [240508ZC - Chi Ocala 2 Properties LLC, Zoning Change from General Agriculture \(A-1\) to Community Business \(B-2\), 6.42 Acres of a 48.59 Acre Tract, Parcel Account Numbers 23307-000-00 and 23307-000-01, Site Address 3557 SW 58th Street, Ocala, FL 34471](#)

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

Aye: 6

Nay: 0

Absent: 3

1.2. [240503SU - Ausberto Desarden Carrero, Special Use Permit for Parking of One Commercial Vehicle in Single-Family Dwelling \(R-1\) Zone, 0.26 Acres, Parcel Account Number 8007-1121-01, Site Address 3170 SE 133rd Lane Road, Ocala, FL 34473](#)

Motion to deny by Board Member Fisher. The motion failed due to lack of second.

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

Aye: 5

Nay: 1

1.6. [240205ZP - Ocala 85, LLC, Zoning Change from Single-Family Dwelling \(R-1\) to Planned Unit Development \(PUD\) to Allow a Maximum of 337 Single-Family Residences, 84.37 Acres, Parcel Account Number\(s\) 37515-000-01 and 37515-000-05, No address assigned.](#)

Motion to approve by Board Member Kroiter. The motion failed due to lack of second.

Motion by Board Member Behar, second by Alternate Board Member Fisher, to recommend for denial this agenda item. The motion carried

by the following vote:

Aye: 4

Nay: 2

- 2.1. [240504SU - Yusniel Nuevo Castaneda, Special Use Permit for Parking of One Commercial Vehicle, in a General Agricultural \(A-1\) Zoning Classification, 10.0 Acres, Parcel Account Number 41200-087-00, Site Address 14552 SW 22nd Court Rd, Ocala](#)

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

Aye: 6

Nay: 0

- 2.2. [240505ZC - Hidden Little Lake Weir, LLC, Zoning Change from Mixed Residential \(R-4\) to Manufactured Housing Park \(P-MH\) Zoning Classification, 10.0 Acres, Parcel Account Number 45509-000-00, No Address Assigned](#)

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

Aye: 6

Nay: 0

- 2.3. [24-S02 - Fevil Patel, Small Scale Land Use Amendment from Rural Land \(RL\) to Commercial \(COM\), 1.46 acres of 7.94 Acre Parcel, Parcel Account Number 48378-000-00, No Site Address Assigned](#)

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

Aye: 5

Nay: 1

- 2.4. [240507ZC - Fevil Patel, Zoning Change from Light Industrial \(M-1\) and General Agriculture \(A-1\) to Regional Business \(B-4\), 10.04 Acres, Parcel Account Numbers 48378-000-000 and 48378-001-00, Site Address 16481 S US HWY 301, Citra, FL 32113](#)

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

Aye: 5

Nay: 1

- 2.5. [24-S04 - 1415 Brothers Holdings, LLC Small Scale Land Use Amendment from Rural Land \(RL\) to Commercial \(COM\), 15.0 Acres, Parcel Account Number 35300-215-02, Site Address 11374 SW Hwy 484, Dunnellon, FL 34432](#)

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

Aye: 6

Nay: 0

- 2.6. [240509ZC - 1415 Brothers Holdings, LLC, Zoning Change from General Agriculture \(A-1\) to Neighborhood Business \(B-1\), for All Permitted Uses, 15.0 Acres, Parcel Account Number 35300-215-02, Site Address 11374 SW Hwy 484, Dunnellon, FL 34432](#)

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

Aye: 6

Nay: 0

- 2.7. [240510SU - 1415 Brothers Holdings, LLC, Special Use Permit for Outside Storage of Boats, Recreational Vehicles \(RVs\), and Trailers in Neighborhood Business \(B-1\) Zone, 15.0 Acres, Parcel Account Number 35300-215-02, Site Address 11374 SW Hwy 484, Dunnellon, FL 34432](#)

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

Aye: 6

Nay: 0

3. Other Business

4. Review Minutes of Previous Meeting

- 4.1. [March 25, 2024](#)

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

Aye: 6

Nay: 0