

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

PLEDGE OF ALLEGIANCE AND INVOCATION

Donald Johnson led the Invocation and the Pledge of Allegiance.

CALL TO ORDER

Board members present were Chair Michael Kroitor, Danny Gaekwad, Andy Bonner, Donald Johnson, Alternate Paul Stentiford, and Alternate Len Racioppi.

Staff members present were Assistant County Administrator Tracy Straub, Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Ken Odom, Sarah Wells, Erik Kramer, Jared Rivera, Administrative Staff Assistant 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

Chair Michael Kroitor and Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

251001SU – Wall-Rives American Legion Post #58

Special Use Permit to Allow for an Outdoor Community Flea Market, in a Community Business (B-2) Zone, 1.69 Acre Parcel, Parcel Account Number 33607-001-00, Site Address 10730 S Highway 41, Dunnellon, FL 34432

251005SU – Church at the Springs, Inc.

Special Use Permit to Allow for the Continuation of Up to One Hundred and Twenty-Nine (129) Children to be Enrolled in VPK and Day Care Activities on the Church Campus, in General Agriculture (A-1) Zone, 66.65 Acre Parcel, Parcel Account Number 35800-008-01, Site Address 5424 SE 58th Avenue, Ocala, FL 34480

251007ZC – Mark Hodder

Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 0.33 Acre Parcel, Parcel Account Number 1581-008-009, Site Address 2170 NE 42nd Street, Ocala, FL 34479

25-S13 - Stephen & Tasha Curry

Small Scale Land Use Change from Medium Residential (MR) to High Residential (HR), 0.53 Acre Parcel, Parcel Account Number 2304-022-028, No Address Assigned

Danny Gaekwad made a motion to agree with the staff's findings and recommendations, and recommend approval of the applications on the consent agenda 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 Andy Bonner. The motion passed unanimously, 4-0.

2. Consider the Following Individual Requests**251001SU – Wall-Rives American Legion Post #58 (PULLED FROM CONSENT)**

Special Use Permit to Allow for an Outdoor Community Flea Market, in a Community Business (B-2) Zone, 1.69 Acre Parcel, Parcel Account Number 33607-001-00, Site Address 10730 S Highway 41, Dunnellon, FL 34432

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

Neither the applicant nor the property owner was present.

The following members of the public spoke during Public Comment:

1. David Porter – 11835 E Blue Cove Drive, Dunnellon
 - Opposed, states highway 41 is already over-congested. Concerned about the additional traffic this application will bring to the area.

Danny Gaekwad made a motion to agree with the staff's findings and recommendation and recommend approval with conditions 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 Andy Bonner. The motion passed unanimously, 4-0.

251002SU - Meyer Welch Group, LLC

Special Use Permit to Allow for a Commercial Small Bay Warehouse, in a Community Business (B-2) Zone, 0.73 Acre Parcel, Parcel Account Number 8002-0054-01, No Address Assigned

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

Bill Menadier, 13800 Tech City Circle, Bldg. D, Suite 302, Alachua, 32616, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

2. Florence Charbonneau – 15114 SW 49th Court, Ocala

- Opposed, concerned about the location of the proposed request, particularly its proximity to the community center, a residential area, and the adjacent right-of-way and water supply. Raises potential safety and accessibility issues. States that the proposed access route is currently used by the Sheriff's Office for emergency response. Feels that any commercial use in this area should directly benefit the immediate community, and she does not believe the proposed use meets that standard. Suggested that SW 49th Court Road is undergoing expansion and could serve as a more appropriate access point in the future.

Donald Johnson made a motion to disagree with the staff's findings and recommendation and recommend approval with conditions 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 Danny Gaekwad. The motion passed unanimously, 4-0.

251003SU - The Lawrence E. Nikola Jr. Family Trust

Special Use Permit to Allow for a Pet Cemetery for Cremated Remains, in a General Agriculture (A-1) Zone, 4.40 Acre Parcel, Parcel Account Number 48465-000-00, No Address Assigned

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

James T. Hartley, 1531 SE 36th Avenue, Ocala, 34471, on behalf of the property owner and applicant, addressed 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 with conditions 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, 4-0.

251004SU - Barbara & Kevin Marovich

Special Use Permit to Allow for Mini Farm Operations, in a Single-Family Dwelling (R-1) Zone, 11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

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

Kevin & Barbara Marovich, 7600 S Magnolia Avenue, Ocala, 34476, the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Charlotte Rozanski – 7660 S Magnolia Ave, Ocala
 - In favor, shares the driveway to this property, has no problem with the applicant using this driveway at times for manure removal. She is, however, opposed to the proposed buffer and prefers/enjoys the current view. She does note the property's agricultural history and supports keeping it agricultural.
2. Janet Caissey – 180 SW 74th Lane, Ocala
 - Opposed, explains she is disabled and considers her backyard a peaceful retreat. Concerned that the proposal may increase flooding, odors, and nitrate levels, potentially threatening her water supply. Cites the Land Development code, which has language that lists safeguards to protect the surrounding property owners, too.
3. Toni Leitner – 180 SW 74th Lane, Ocala
 - Opposed, notes the surrounding area is zoned R-1 and believes the proposed use poses health risks and violates the Land Development Code. Concerned about potential barn odors, water supply contamination, and the impact on her well due to the proximity of her septic system. Emphasizes that "a few" animals should not mean 40.
4. William & Pam Schafer – 160 SW 74th Lane, Ocala
 - Opposed, notes the area is a wetland and believes the proposed use will negatively impact property values.
5. Scott & Kim Titus – 7440 SW 5th Avenue, Ocala
 - In favor, personally opposes the proposed buffer and prefers the current view. Notes the parcel has a history of agricultural use.

6. Patrick Deck – 7459 SW 75th Avenue, Ocala

- Opposed, claims the subject property sits at a higher elevation than his parcel, causing pesticide runoff that killed his grass. States he plans to install a buffer if one isn't required by the county. Objects to seeing the proposed garden area from his property. States that the applicant's fence is within an easement and wants the gate relocated. Has invested heavily in his home and opposes the proposed use.

Danny Gaekwad made a motion to agree with the staff's findings and recommendation and recommend approval with conditions 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, 3-1, with Andy Bonner dissenting.

251008ZP - Castro Plaza LLC & Austin International Realty, LLC

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) for a Maximum Proposed Total of 190 Dwelling Units, Including Both Single-Family, Townhome Dwelling Units, and Up to 225,000 Square Feet of Commercial Area, ±43.62 Acre Tract, Parcel Account Numbers 13676-001-00 and 13675-000-00, Site Addresses (ALL UNITS) 6998 and 6850 N US Highway 27, Ocala, FL 34482

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

Terry Keals, 101 E Silver Springs BLVD, Ocala, 34470; Bernard Austin, 101 E Silver Springs BLVD, Ocala, 34470; Richard Busche, 1700 SE 17th Street, Ocala, 34471; Amber Gardener, 1700 SE 17th Street, Ocala, 34471; G. Matthew Brockway, 2033 Main Street, Suite 600, Sarasota, 34237, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Jimmy Gooding – 1531 SE 36th Ave, Ocala,
 - Neutral, has questions about the proposed structure's style and expresses concerns over increased traffic from the increased commercial activity.
2. David Tillman – 1720 SE 16th Avenue, Bldg. 100, Ocala
 - Neutral, requests the west side buffer along 70th to be modified to consist entirely (100%) of shrubbery.
3. Lou Traiforos – 2805 NW 68th Avenue, Ocala
 - Not opposed, expressed concerns about traffic, and noted the traffic study appears to be from 2024.

Andy Bonner made a motion to agree with the staff's findings and recommendation and recommend approval with conditions 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, 4-0.

1. Other Business

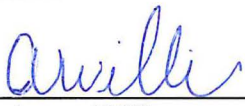
2. Review the Minutes of the Previous Meeting

Danny Gaekwad made a motion to approve the minutes from the August 25, 2025, Planning and Zoning Commission meeting. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

ADJOURNMENT

The meeting adjourned at 7:55PM

Attest:


Autumn Williams
Administrative Staff Assistant


Michael Kroitor, Chairman

Planning & Zoning Attendance Report

2025		January	February	March	April	May	June	July	August	September	October	November	December
Michael Behar	Board Member	X	X		X		X	X	X				
Danny Gaekwad	Board Member	X	X	X		X				X			
Greg Lord	Board Member	X		X	X	X		X	X				
Jerry Lourenco	Board Member		X	X	X	X	X		X				
Michael Kroitor	Board Member	X	X	X	X		X	X	X	X			
Andy Bonner	Board Member	X	X	X	X	X	X	X	X	X			
Donald Johnson	Board Member	-	-	-	-	X		X	X	X			
*Thomas Fisher Term ended 08/2025	Alternate	*	*	*	*	*		*		-	-	-	-
Len Racioppi	Alternate	-	-	-	-	-	-	-	-	*			
*Paul Stentiford	Alternate	-	-	-	-	-		*	*	*			

- N/A

X Present; attendance is counted towards quorum

* Alternate Present; attendance not counted towards quorum