

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 October 28, 2024 at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25<sup>th</sup> 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 Chairman Greg Lord, Michael Behar, Andy Bonner, Danny Gaekwad, and alternate members Thomas Fisher and William Heller.

Staff members present were Assistant County Administrator Tracy Straub, Chief Assistant County Attorney Dana Olesky, Deputy Director Ken Weyrauch, Planners Chris Rison, Kathleen Brugnoli, Kenneth Odom, Eryn Mertens, Cindy Chen, GIS Technician Analyst Antony Alva, Administrative Manager Sage Dick and Administrative Staff Assistant Autumn Williams.

**ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE**

Autumn Williams read the Proof 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**

Chairman Greg Lord and Chief Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

Deputy Director Ken Weyrauch gave an update in regards to the Marion County Evaluation and Appraisal Report (EAR).

**1. Items on the Consent Agenda**

**241101SU – Homero Garcia Mollinedo**

Special Use Permit to Allow for Parking for One Commercial Vehicle (Truck/Cab and Trailer) in a General Agriculture (A-1) Zone, 2.84 Acres, Parcel Account Number 13994-000-00, Site Address 10530 NE 41<sup>st</sup> Terrace, Anthony, FL 32617

**241102SU – Valdria and Wallace Baker, JR.**

Special Use Permit to Allow Parking of Once Commercial Vehicle with a Dump Trailer, in a General Agriculture (A-1) Zone, 5.0 Acres, Parcel Account Number 08367-000-00, Site Address 3295, 3305, and 3309 NE 127<sup>th</sup> Place, Anthony, FL 32617

**241103SU – Fernando Morales and Alina Rodriguez**

Special Use Permit to Allow Parking of Seven Commercial Vehicles with Seven Trailers, in a General Agriculture (A-1) Zone, 10.0 Acres, Parcel Account Number 08486-001-00, Site Address 11530 NE 36<sup>th</sup> Avenue, Anthony, FL 32617

**241105ZC – Dylan and Kaitlyn Deming**

Zoning Change from Community Business (B-2) and General Agriculture (A-1) to Residential Estate (R-E), 5.45 Acres, Parcel Account Number 14152-002-00, No Address Assigned

Michael Behar made a motion to agree with 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 Danny Gaekwad. Motion passed unanimously, 6-0.

**2. Consider the Following Individual Requests**

**241107ZP – Castro Plaza, LLC & Austin International Realty, LLC (PULLED FROM CONSENT)**

Zoning Change from General Agriculture (A-1), Community Business (B-2), and Rural Activity Center (RAC) to Planned Unit Development (PUD), 43.62 Acre Tract, Parcel Account Numbers 13676-001-00 and 13675-000-00, Site Address 6850 and 6998 N US Highway 27, Ocala, FL 34482

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

Matt Brockway, 2033 Main Street, Suite 600, Sarasota, FL 34237, Terri Keogh, 67 Duck Pond Road, Glen Cove, NY, 11542, Bernard Austin, 6422 Shinnwood Road, Wilmington, NC 28409,

Richard Busche, 1700 SE 17<sup>th</sup> Street, Suite 200, Ocala, FL 34471, Amber Gardner, 1700 SE 17<sup>th</sup> Street, Suite 200, Ocala, FL 34471 on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Ellie Trueman – 3355 NW 68<sup>th</sup> Avenue, Ocala
  - Opposed, concerns about excessive traffic, safety due to numerous accidents in the area, overcrowding hindering the quality of life for those who live in the area, and not enough money to cover the costs to educate or bus the extra kids who will be in the area.
- Abbi Fuller – 4925 NW 150<sup>th</sup> Avenue, Morriston
  - Opposed, excess traffic and the overcrowding this will cause.
- Steve Deming – 6766 NW 35<sup>th</sup> Street, Ocala
  - Opposed, did not choose to be in the middle of all this development and feels adding to the area will trap them inside their property even more given their issues with WECs traffic already, he also states the proposed entrance/exit to this development is on a curve that is already dangerous. States the sign posted on the property was not sufficient and only was viewable to those who live on that road.
- Lynda Cauwels – 6766 NW 35<sup>th</sup> Street, Ocala
  - Opposed, excess traffic, mentions the buses/schools, concerns for this corner being dangerous already, and questions on saving the trees.
- Louis Traiforos – 2805 NW 68<sup>th</sup> Avenue, Ocala
  - Opposed, too much development in this area already and is the wrong location for this particular project. Questions on widening the road and adding a traffic light to help with the extra traffic to come.
- David Tillman, Tillman & Associates Engineering – 1720 SE 16<sup>th</sup> Avenue, Bldg 100, Ocala
  - In Favor – asking for buffer improvements to have a larger buffer than what has been proposed at this point. However, has been working with the applicant to make modifications to benefit the surrounding area. He understands this is a legacy project and appreciates what is being proposed as a great addition.

Danny Gaekwad made a motion to agree with 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 Michael Behar. Motion passed unanimously, 6-0.

**241002SU - Kingsland Land Holdings, LLC (CASE WITHDRAWN BY APPLICANT)**

Special Use Permit to Install a New 123’ Monopole Cell Tower and Ground Equipment in Single-Family Dwelling (R-1) Zone, 21.56 Acres, Parcel Account Number 3506-000-005, No Address Assigned

This item was withdrawn by the applicant and not heard.

**24-S10 – Harold and Kimberly Feaster (CONTINUED TO NOVEMBER 25, 2024)**

Small Scale Land Use Amendment from Rural Land (RL) to Rural Activity Center (RAC), 6.20 Acre Tract, Parcel Account Numbers 03101-000-00 and 03114-000-00, Site Addresses 5591 W Highway 318, Reddick FL 32686 and 18080 N US Highway 441, Reddick, FL 32686

Danny Gaekwad made a motion to approve the continuation of this item to be heard at the November 25, 2024 Planning and Zoning Meeting. Seconded by Michael Behar. Motion passed unanimously, 6-0.

This item was continued to the November 25, 2024 Planning and Zoning Meeting.

**241106ZC – Harold and Kimberly Feaster (CONTINUED TO NOVEMBER 25, 2024)**

Zoning Change from General Agriculture (A-1) and Community Business (B-2) and Community Business (B-2) to Rural Activity Center (RAC), 6.20 Acre Tract, Parcel Account Numbers 03101-000-00 and 03114-000-00, Site Addresses 5591 W Highway 318, Reddick, FL 32686 and 18080 N US Highway 441, Reddick, FL 32686

Danny Gaekwad made a motion to approve the continuation of this item to be heard at the November 25, 2024 Planning and Zoning Meeting. Seconded by Michael Behar. Motion passed unanimously, 6-0.

This item was continued to the November 25, 2024 Planning and Zoning Meeting.

**240904SU – Bissoondial and Krissondatt Bisram**

Special Use Permit to Allow for a Food Truck Park, in a Community Business (B-2) Zone, 1.14 Acres, Parcel Account Number 41200-079-02, No Address Assigned

Planner Eryn Mertens, Growth Services, presented the case and read the report into the record. Staff recommends Denial.

Austin T. Daily, Esq., 40 SE 11<sup>th</sup> 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:

- Christina German – 3620 SW 150<sup>th</sup> Loop, Ocala
  - In Support – she owns/runs a food truck here and it gives a sense of community while also providing a unique experience to the area. Feels like denying this will take away from the community.
- Wesley Valetin – 6312 Rockaway Street, Orlando
  - In Support – enjoys having multiple food trucks in one localized location instead of on every corner throughout the community.
- Hector Benetiz – 1451 SE 160<sup>th</sup> Street, Summerfield

- In Support – Enjoys the diversity and keeps the food trucks in one area instead of various locations.
- Milton Williamson – 8181 SW 135<sup>th</sup> Street Road, Ocala
  - In Support – supports locals and keeps money coming into the community, it offers jobs, and is a family-oriented place that makes the whole family happy. Agrees there needs to be regulations but thinks this offers a positive setting for the community.

Michael Behar made a motion to agree with 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 Thomas Fisher. Motion passed unanimously, 6-0.

**241104ZC – Castaneda, Jonny, Jaziel, Juan and Annie**

Zoning Change from Multiple-Family Dwelling (R-3) to Single-Family Dwelling (R-1), 0.57 Acres, Parcel Account Number 3126-005-001, Site Address 2280 SE 40<sup>th</sup> Street Road, Ocala, FL 34480

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

Jaziel and Melissa Castaneda, 4245 NE 2<sup>nd</sup> Court, Ocala, FL 34479 on behalf of the property owner and applicant, addressed the Board.

Thomas Fisher made a motion to disagree with 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 Michael Behar. Motion passed unanimously, 6-0.

**241108ZP – GUT Einhaus, LLC**

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD), 59.11 Acres, Parcel Account Number 21615-000-00, Site Address 2486 NW 60<sup>th</sup> Avenue, Ocala, FL 34482

Planner Cindy Chen, Growth Services, presented the case and read the report into the record. Staff recommends Denial.

David Tillman with Tillman and Associates Engineering, 1720 SE 16<sup>th</sup> Avenue, Bldg 100, Ocala, FL 34471 on behalf of the property owner and applicant, addressed the Board.

Michael Behar made a motion to disagree with 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 Danny Gaekwad. Failed to pass 3 to 3 with Greg Lord, Andy Bonner, and William Heller dissenting.

**3. Other Business**

**4. Review Minutes of Previous Meeting**

Michael Behar made a motion to approve the minutes from the September 30, 2024 Planning and Zoning Commission meeting. Seconded by Danny Gaekwad. Motion passed unanimously (6-0).

**ADJOURNMENT**

The meeting adjourned at 9:15 PM

Attest:

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Greg Lord, Chairman

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Autumn Williams  
Administrative Staff Assistant

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