

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 November 24, 2025, 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 Chair Michael Kroitor, Vice Chair Greg Lord, Michael Behar, Danny Gaekwad, Jerry Lourenco, Andy Bonner, Alternate Paul Stentiford, and Alternate Len Racioppi.

Staff members present were Chief Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, 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

251201SU – 4 C Family Trust, LLC

Special Use Permit to Allow for a New 185' Monopole Telecommunication Tower and Associated Ground Equipment, in a Community Business (B-2) Zone, 20.0 Acre Parcel, Parcel Account Number 16066-002-01, No Address Assigned

Andy Bonner made a motion to agree with the staff's findings and recommendations, and recommend approval of the application on the consent agenda as amended 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, 6-0.

2. Consider the Following Individual Requests**25-S14 – Pecan Hollow Farms LLC (CONTINUED TO JANUARY 26, 2026)**

Land Use Change from Low Residential (LR), Commercial (COM), and Medium Residential (MR) to Rural Land (RL), 10.40 Acre Parcel, Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Anthony, FL 32617

Danny Gaekwad made a motion to approve the continuation of this item to be heard at the January 26, 2026, Planning and Zoning Meeting. Seconded by Michael Behar. The motion passed unanimously, 6-0.

This item was continued to the January 26, 2026, Planning and Zoning Meeting.

251208ZC – Pecan Hollow Farms LLC (CONTINUED TO JANUARY 26, 2026)

Zoning Change from General Agriculture (A-1), Community Business (B-2), and Single-Family Dwelling (R-1) to General Agriculture (A-1) Zone, For All Permitted Uses, on an Approximate 6.74 Acre Portion of an Approximate 10.40 Acre Parcel, Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Anthony, FL 32617

Danny Gaekwad made a motion to approve the continuation of this item to be heard at the January 26, 2026, Planning and Zoning Meeting. Seconded by Michael Behar. The motion passed unanimously, 6-0.

This item was continued to the January 26, 2026, Planning and Zoning Meeting.

251207ZC – Solarium Properties, LLC (CASE WITHDRAWN)

Zoning Change from Expired Planned Unit Development (PUD-000901Z) to Regional Business (B-4) Zone, For All Permitted Uses, 20.90 Acre Parcel, Parcel Account Number 36943-000-00, No Address Assigned

This item was withdrawn and not heard.

251203SU – Scott Adams & Dianne Lapum (PULLED FROM CONSENT)

Special Use Permit to Allow Indoor Simunition Training Within an Enclosed Metal Structure, in a General Agriculture (A-1) Zone, 6.51 Acre Parcel, Parcel Account Number 03823-000-00, Site Address 4243 NE 175th Street Road, Citra, FL 32113

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

Scott Adams, 12771 US Highway 27, Williston, 32696, the property owner and applicant, and Jared Lee, 691 NE 138th Avenue, Williston, 32696, 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 Michael Behar. The motion passed unanimously, 6-0.

251204SU – Trailhead Asset Group, LLC (PULLED FROM CONSENT)

Special Use Permit to Allow for a Community Residential Group Home for Up to Eight (8) Adult Residents, in a Single-Family Dwelling (R-1) Zone, 0.46 Acre Parcel, Parcel Account Number 1304-043-018, Site Address 5543 NW 56th Street, Ocala, FL 34482

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

David Minnici, 10865 SE 47th Avenue, Ocala, 34476, the property owner and applicant, addressed the Board.

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

Michael Behar 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, 6-0.

251205SU – Trailhead Asset Group, LLC (PULLED FROM CONSENT)

Special Use Permit to Allow for a Community Residential Group Home for Up to Eight (8) Adult Residents, in a Single-Family Dwelling (R-1) Zone, 0.25 Acre Parcel, Parcel Account Number 1304-045-005, Site Address 5489 NW 56th Terrace, Ocala, FL 34482

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

David Minnici, 10865 SE 47th Avenue, Ocala, 34476, the property owner and applicant, addressed the Board.

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

Michael Behar 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, 6-0.

251202SU – Geraldine Silvestri and Lisa Silvestri-Casey

Special Use Permit to Allow for a Home Occupation for Pet Grooming of Up to Sixty Domestic Animals, in a General Agriculture (A-1) Zone, 2.80 Acre Parcel, Parcel Account Number 35626-005-04, Site Address 8328 SW 52nd Court, Ocala, FL 34476

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

Lisa Silvestri-Casey, 8328 SW 52nd Court, Ocala, 34476, on behalf of the property owner and applicant, addressed the Board.

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

Michael Behar made a motion to agree with the 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 Andy Bonner. The motion passed unanimously, 6-0.

251206SU – JRB Property Management LLC

Special Use Permit to Allow for the On-Site Sale and Consumption of Alcoholic Beverages Within 1,000 Feet of A Church, School, or Public Park, in a Regional Business (B-4) Zone, 0.21 Acre Parcel, Parcel Account Number 4879-004-043, Site Address 13490 E Highway 25, Ocklawaha, FL 32179

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

Justin Wise, 12543 SE 102nd Avenue, Belleview, 34420, and Chris Bartram, 41314 Grays Airport Road, Lady Lake, 32159 on behalf of the property owner and applicant, addressed the Board.

1. Amy Rowell – 13474 SE 124th Place, Ocklawaha

- Opposed, states parking presents a significant concern, as the majority of the parcel is occupied by the building itself, along with the well and septic system. Existing parking challenges, where there is parking of unauthorized individuals at the nearby post office and churches, further highlight the inadequacy of available spaces for the proposed use. Additionally, she mentions concerns regarding whether the structural updates currently underway have been properly permitted.

2. Anthony Bullock – 12399 SE 134th Court, Ocklawaha

- Opposed, feels this is a good idea, but the wrong location due to the inadequate parking plan. States a use of this scale should require a parking garage to properly accommodate demand. Asks if the surrounding churches have been consulted regarding potential impacts? States past establishments of similar use have created severe parking challenges in the area. Although tow-away signs are posted, enforcement has been insufficient, with limited sheriff presence to address violations.

Jerry Lourenco 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, 4-2, with Michael Behar and Andy Bonner dissenting.

25-S15 – Linda Capozzoli

Small Scale Land Use Change, from Low Residential (LR) to Medium Residential (MR), 19.75 Acres, Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80th Street, Ocala, FL 34476

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

Paolo Mastroserio, 170 SE 32nd Place, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Rosalee Fourakre – 7385 SW 80th ST, Ocala

- Opposed, notes there was mention of no fence will be separating her property from the parcel, and says at that point her parcel would be surrounded with new development. Raises concerns about access and traffic, and mentions a traffic light that the citizens in this area were promised four years ago, but has not been installed to date.

2. Allen Moss – 7001 SW 80th Street, Ocala

- Opposed, states the neighborhood consists of 2-acre lots and has already been encroached upon by surrounding development. Expresses that he is tired of the continued high-density housing in the area.

3. Jerry Hare – 7700 SW 70th Avenue, Ocala

- Opposed, states the area is low-density with larger parcels. Explains traffic, roads, and schools are already overburdened. Questions whether approved but unbuilt projects were considered in the analysis presented today? Adds that water, sewer, and road infrastructure are not designed for the proposed growth.

4. Joyce McElrath – 7525 SW 72nd Court, Ocala

- Opposed, states this is a horse farm area, and approval of this application would eliminate another farm. Explains that the road is privately maintained and would be damaged by added traffic. States traffic is already severe, with long delays. Mentions extensive tree removal and animal displacement. Adamantly opposes adding 72 more homes.

5. Tommy Pinder – 7589 SW 77th Avenue, Ocala

- Opposed, states the traffic study fails to account for the substantial increase in daily trips from 72 homes, in addition to what in the area has already been approved but not finished. Notes traffic is already severe, with long delays, and describes 80th as a nightmare. Emphasizes desire to keep the area equestrian.

6. Nicholas Estavillo – 7780 SW 70th Avenue, Ocala

- Opposed, the main concern is traffic and existing safety issues in the area. Notes long wait times and fears that many drivers cannot safely navigate the local roads. Questions about access and the added traffic problems the proposed access would create during emergencies.

Jerry Lourenco made a motion to agree with the 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. The motion passed, 4-2, with Andy Bonner and Michael Behar dissenting.

251209ZP – Linda Capozzoli

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) Zone, For A Maximum of 72 Detached Single-Family Residential Dwelling Units, 19.75 Acre Parcel, Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80th Street, Ocala, FL 34476

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

Paolo Mastroserio, 170 SE 32nd Place, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-S15 would also be applied to the present case and shall be incorporated by the previous reference.

Jerry Lourenco 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 Danny Gaekwad. The motion passed, 4-2, with Andy Bonner and Michael Behar dissenting.

7. Other Business

8. Review the Minutes of the Previous Meeting

Andy Bonner made a motion to approve the minutes from the October 27, 2025, Planning and Zoning Commission meeting. Seconded by Danny Gaekwad. The motion passed unanimously, 6-0.

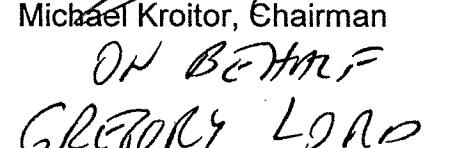
ADJOURNMENT

The meeting adjourned at 8:07PM

Attest:

Autumn Williams
Autumn Williams
Administrative Staff Assistant


Michael Kroitor, Chairman


JERRY LORENCO

Planning & Zoning Attendance Report

2025		January	February	March	April	May	June	July	August	September	October	November 10 - EAR	November 24	December
Michael Behar	Board Member	X	X		X		X	X	X		X	X	X	
Danny Gaekwad	Board Member	X	X	X		X				X		X	X	
Greg Lord	Board Member	X		X	X	X		X	X			X	X	
Jerry Lourenco	Board Member		X	X	X	X	X		X		X		X	
Michael Kroitor	Board Member	X	X	X	X		X	X	X	X	X		X	
Andy Bonner	Board Member	X	X	X	X	X	X	X	X	X	X	X	X	
Donald Johnson	Board Member	-	-	-	-	X		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

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Roeijp, Lew Michael</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Zoning</i>
MAILING ADDRESS <i>5288 SW 85th St</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Ocala</i>	COUNTY <i>Marion</i>
DATE ON WHICH VOTE OCCURRED	NAME OF POLITICAL SUBDIVISION: MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Len M Racioppo, hereby disclose that on 07 Nov, 2025:

(a) A measure came or will come before my agency which (check one)

inured to my special private gain or loss;
 inured to the special gain or loss of my business associate, _____;
 inured to the special gain or loss of my relative, _____;
 inured to the special gain or loss of _____ by whom I am retained; or
 inured to the special gain or loss of _____ which

is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Neighbors & friends of wife, told them I would not participate in any meetings if/when this should come to the zoning board

07 Nov 25
Date Filed

LMR
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.