

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 January 29, 2024 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 Chairman Greg Lord, Jerry Lourenco, Michael Behar, Danny Gaekwad and alternate member Thomas Fisher.

Staff members present were Chief Assistant County Attorney Dana Olesky, Director Chuck Varadin, Planners Chris Rison, Kathleen Brugnoli, Marcus Lloyd and Xinyi Chen. Administrative Staff Assistants Stephanie Soucey, Darlene Pocock and Sage Dick.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Stephanie Soucey 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.

1. Items on the Consent Agenda

The following items were recommended by staff for approval with conditions, there were no opposition letters within 300 feet and no opposition at the Planning and Zoning Commission meeting.

1.1	<p>240201SU – Elvin Lee Mustion</p> <p>Special Use Permit for pasturing two horses seasonally, Single-Family Dwelling (R-1) Zone, 4.96 acres, Parcel Account Number 1804-015-013, Site Address 4980 SW Marigold Court, Dunnellon FL 34431.</p> <p>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 Thomas Fisher. Passed by unanimous decision.</p>
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<p>1.2.</p>	<p>240202SU – K. Travis Van Etten</p> <p>Special Use Permit to have one personal horse, Single-Family Dwelling (R-1) Zone, 0.92 acres, Parcel Account Numbers 2002-080-033 and 2002-080-005, Site Address 14730 SW 29th Lane, Ocala FL 34481</p> <p>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 Thomas Fisher. Passed by unanimous decision.</p>
<p>1.3.</p>	<p>240203SU – Sean Roach</p> <p>Special Use Permit to allow parking of two commercial vehicles, General Agriculture (A-1) Zone, 4.0 acres, Parcel Account Numbers 14360-001-00 and 14357-002-01, Site Address 9074 NE 27th Terrace, Anthony FL 32617.</p> <p>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 Thomas Fisher. Passed by unanimous decision.</p>
<p>1.4.</p>	<p>240204ZC – Sophie Douvis</p> <p>Zoning Change from General Agriculture (A-1) to Residential Estate (R-E), for all permitted uses, 7.66 acres, Parcel Account Number 03425-000-00, Site Address 18320 NE 19th Court, Citra FL 32113.</p> <p>Danny Gaekwad made a motion to agree 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 Thomas Fisher. Passed by unanimous decision.</p>
<p>1.5.</p>	<p><i>Pulled from consent by Danny Gaekwad.</i></p> <p>240102SU – Headsprings, LLC.</p> <p>Special Use Permit to exceed the allowable height of 50’ to allow a 6-story hotel, Community Business (B-2) zone, 4.22 acres, Parcel Account Number 24141-000-00, Site Address 5495 NE 25th Street, Ocala FL 34470.</p> <p>Planner Chris Rison, Growth Services, presented the case and read the report into the record.</p> <p>W. James Gooding, III, Esq., 1531 SE 36th Avenue, Ocala FL 34471 representing the applicant, addressed the Board.</p> <p>There was no public comment on this item.</p>

	<p>Danny Gaekwad made a motion to agree with staff's findings and recommendation, and recommend approval of this application with the conditions amended during discussion 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 Thomas Fisher. Passed by unanimous decision.</p>
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- 2. **Consider the Following Individual Requests** – There were no items under individual request.
- 3. **Other Business**
- 4. **Review Minutes of Previous Meeting**

Jerry Lourenco made a motion to approve the minutes from the December 27, 2023 Planning and Zoning Commission meeting. Seconded by Thomas Fisher. Passed by unanimous decision.

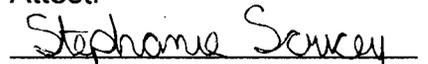
ADJOURNMENT

The meeting adjourned at 6:05 PM



 Greg Lord, Chairman

Attest:



 Stephanie Soucey
 Administrative Staff Assistant

AS reviewed by: Sage L. Dick
