

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 April 27, 2026, 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 Michael Behar, Danny Gaekwad, Jerry Lourenco, Andy Bonner, and Alternate Len Racioppi.

P&Z Member Jerry Lourenco made a motion to elect Danny Gaekwad as Chair Pro Tem to preside over today's meeting in the absence of the board's elected Chair and Vice Chair. The motion was seconded by Board Member Andy Bonner. The motion passed unanimously, 4-0.

Staff members present were Chief Assistant County Attorney Dana Olesky, Assistant County Administrator Tracy Straub, Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Ken Odom, Kathleen Brugnoli, Sarah Wells, Jared Rivera, Erik Kramer, Administrative Staff Assistant Kimberly Lamb, and Administrative Manager Autumn Williams.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Kimberly Lamb 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 Pro Tem Danny Gaekwad and Chief Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

260501SU - Ward-Merrill, LLC

Special Use Permit, to Allow an Accessory Structure on the Property Without a Primary Residence, in a Single-Family Dwelling (R-1) Zone, 1.64 Acre Parcel, on Parcel 4938-001-001, No Address Assigned

260502SU - Partners Self Storage, LLC

Special Use Permit, to Allow for Covered Outdoor Storage of RVs, Boats, and Trailers in a Community Business (B-2) Zone, 11.00 Acre Parcel, on Parcel 39169-000-00, Site Address 7655 E. Highway 25, Belleview, FL 34420

260504SU - 848 Broadway, LLC

Special Use Permit, to Allow for the Operation of a Funeral Home and Crematorium Facility, in a Heavy Business (B-5) Zone, 1.65 Acre Parcel, on Parcel 36459-001-00, Site Address 7075 S. Pine Avenue, Ocala, FL 34480

260505SU - FCH Properties, LLC

Special Use Permit, to Allow Construction or Contractor Yard, in a Regional Business (B-4) Zone, 5.02 Acre Parcel, on Parcel 45458-002-03, Site Address 13866 S. US Highway 441, Summerfield, FL 34491

Michael Behar 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 Andy Bonner. The motion passed unanimously, 4-0.

2. Consider the Following Individual Requests**26-S03 - The Deltona Corporation (CONTINUED DATE CERTAIN TO MAY 27, 2026)**

Land Use Change, for Two Sites from Preservation (PR) to Commercial (COM), Totaling ± 0.29 Acres Within the Marion Oaks Vested Development of Regional Impact, Consisting of ± 0.15 acres East of Marion Oaks Course and ± 0.14 acres West of Marion Oaks Course, Portions of Two Tracts Totaling Approximate ± 7.48 Acres, on Parcels 8007-0000-10 and 8007-000-08, No Address Assigned

Michael Behar made a motion to approve the continuation of this item to be heard date certain at the May 27, 2026, Planning and Zoning Meeting. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

This item was continued date certain to the May 27, 2026, Planning and Zoning Meeting.

260507ZC - The Deltona Corporation (CONTINUED DATE CERTAIN TO MAY 27, 2026)

Zoning Change, from Single-Family Dwelling (R-1) to Community Business (B-2) Zone, For All Permitted Uses, Totaling ± 0.29 Acres Within the Marion Oaks Vested Development of Regional Impact, Consisting of ± 0.15 acres East of Marion Oaks Course and ± 0.14 acres West of Marion Oaks Course, Portions of Two Tracts Totaling Approximate 7.48 Acres, on Parcel Numbers 8007-0000-10 and 8007-000-08, No Address Assigned

Michael Behar made a motion to approve the continuation of this item to be heard date certain at the May 27, 2026, Planning and Zoning Meeting. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

This item was continued date certain to the May 27, 2026, Planning and Zoning Meeting.

260508BL- The Deltona Corporation (CONTINUED DATE CERTAIN TO MAY 27, 2026)

Binding Letter of Modification (BLIM) to a Binding Letter of Interpretation for Vested Rights (BLIVR) for the Marion Oaks Vested Development of Regional Impact to Allow the Subject Properties to be Used for Commercial Purposes Including Access to Adjacent Commercial lands, Consisting of ± 0.15 acres East of Marion Oaks Course and ± 0.14 acres West of Marion Oaks Course, Portions of Two Tracts Totaling Approximate 7.48 Acres, on Parcel Numbers 8007-0000-10 and 8007-000-08, No Address Assigned AND Consideration of a Request for County to Participate in a Joinder in Amendment to, and Partial Release of Tracts Subject to, Declaration of Restrictions (Green Belt) on Parcel Numbers 41200-056-06 (pt), 8007-0000-01, 8007-0000-03, 8007-0000-05 (pt), 8007-0000-08, 8007-0000-10, 8007-0000-11, 8007-0000-13, 8007-0000-18, 8007-0000-19, 8007-0000-22, 8007-0000-0000-23, 8007-0000-0001-23, 8007-0000-24, 8007-0000-25, 8007-0000-0000-26, 8007-0000-0001-26, and 8007-0000-1099-02 (pt)

Michael Behar made a motion to approve the continuation of this item to be heard date certain at the May 27, 2026, Planning and Zoning Meeting. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

This item was continued date certain to the May 27, 2026, Planning and Zoning Meeting.

260503SU - Wood Resource Recovery (WRR) of Marion County, LLC (PULLED FROM CONSENT)

Special Use Permit to Operate a Human Food Grade De-Packing Facility to Augment a Currently Operating Vegetative Debris Composting Facility, in a Heavy Industrial (M-2) Zone, 36.77 Acre Tract, Parcels 12869-001-00 and 12907-003-00, Site Address 8510 and 8548 NW Gainesville Road, Ocala 34482

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

William Gaston, III, 4190 NW 91st Avenue, Gainesville, FL 32653, property owner and applicant, and Sarah Harrison with Denali Water Solutions, 220 S. Commerce Street, Russell, AZ 72081, serving as the agent on behalf of the applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Thomas Nichols – P.O. Box 249, Lowell
 - Opposed, raised concerns that the application does not accurately describe the surrounding A1-zoned areas. Questions about wastewater and how it will adversely affect his property.
2. Traci Walker – 8045 NW Gainesville Road, Ocala
 - Opposed, expressed concern that potential odors from the facility could negatively impact her zipline business and other outdoor operations in the vicinity, which would ultimately decrease revenue to her business as well as the tourism it brings to Marion County.
3. Daniel Wilson – 8985 NW Gainesville Road, Ocala
 - Opposed, concerns regarding odors, increased presence of animals and insects, and the risk of well-water contamination. Mentions this will additionally negatively affect the nearby school.
4. Dawn Cameron – 3456 NW 100th Street, Ocala
 - Opposed, concerns about odors and wastewater impacts on her child's nearby school and her own property. Also states she believes the facility could reduce property values and harm future resale potential.
5. Jo McCants – 9431 NW 30th Avenue, Ocala
 - Opposed, expressed concern that debris and waste-related odors could negatively affect her church and neighborhood.
6. Martin Smith – 3035 Highway 329, Reddick
 - Opposed, concerns about odors impacting surrounding businesses and residents, as well as potential increases in traffic.
7. Robert Mitchell – P.O. Box 401, Anthony
 - Opposed, concerned that elevated pH levels could attract animals and create odors. Believes the facility may pose health risks to children at the nearby school.
8. Peggy Farland – 9650 NW Gainesville Road, Ocala
 - Opposed, concerns about rapid development replacing farmland and the potential for odors due to this facility. Recommended locating the plant in a less populated area with fewer resource constraints.

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 Michael Behar. The motion passed, 3-1.

260506SU - Marion County-County Administrator (PULLED FROM CONSENT)

Special Use Permit, to Allow Water Plant Upgrade and Expansion, in a Government Use (G-U) Zone, 8.75 Acre Parcel, on Parcel 12082-001-00, Site Address 14463 NE 250th Avenue, Salt Springs, FL 32134

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

David Tillman, 1720 SE 16th Avenue, Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Larry Jones – 13711 NE 237th Court, Salt Springs
 - Opposed, questioned the need to relocate the water treatment plant, and expressed concern that it may result in unnecessary spending.
2. Don Regin – 24960 NE 146th Lane, Salt Springs
 - Opposed, raised concerns regarding decreased property values, increased noise, and potential reductions in lake water levels that could affect residents' quality of life.
3. Elizabeth Best – 9740 NE 306th Court, Salt Springs
 - Opposed, noted that most residents rely on septic and well systems, expressing concern that water drawn from the plant could deplete well water. Requested updates regarding any construction delays due to unforeseen costs.
4. Jeremy Boterf – 24990 NE 147th Place, Salt Springs
 - Opposed, expressed concern about potential noise, lighting impacts, and well-water availability.
5. Sherri Meadows – 9555 NE 306th Court, Salt Springs
 - Opposed, requested written assurances regarding avoidance of mandatory hookups or fees outside the 400-foot threshold. Sought clarification on long-term sewer expansion plans, preservation of recreational facilities, justification for relocating the existing plant, site selection rationale, and potential financial impacts on residents.
6. Ashley Jolly – 24990 NE 147th Place, Salt Springs
 - Opposed, requested that the existing public space remain unchanged.

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, 4-0.

260402ZC - Gironj, LLC

Zoning Change from Single Family Dwelling (R-1) to Community Business (B-2) Zone, For All Permitted Uses, 0.48 Acre Parcel, on Parcel 14138-000-00, Site Address 9645 NE 21st Avenue, Anthony, FL 32617

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

The applicant was not present and did not address 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 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, 4-0.

260509ZP - Marion Gaming Management, LLC

Zoning Change, from Planned Unit Development (PUD) to Amendment Planned Unit Development (PUD) for the addition of six (6) pickleball courts, two (2) manufactured buildings, and modify conditions concerning buffers and construction access on a 65.51 Acre Tract, on Parcels 48476-001-00 and 48476-002-00, Site Address 17996 S. US Highway 301, Summerfield, FL 34491

Deputy Director Kenneth Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends approval of six pickleball courts and two manufactured buildings, all B-2 uses, and expand allowable uses to B-2, modify DRA, and modify site plan layout as submitted PUD Master Plan (requests 1 & 4), and denial of the request to modify buffers and the construction access (requests 2 & 3).

David Tillman, 1720 SE 16th Avenue, Bldg. 100, Ocala, FL 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 of this application as to requests 1 & 4 and denial as to requests 2 & 3 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 Jerry Lourenco. The motion passed unanimously, 3-0, with Danny Gaekwad abstaining.

3. Other Business

4. Review the Minutes of the Previous Meeting

Andy Bonner made a motion to approve the minutes from the March 23, 2026, Planning and Zoning Commission Meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 4-0.

ADJOURNMENT

The meeting adjourned at 8:06 PM

Attest:

Danny Gaekwad, Chairman Pro Tem

Kimberly Lamb, Administrative Staff Assistant