

**PLANNING AND ZONING COMMISSION
RECOMMENDATION REPORT**
July 26, 2021

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 Zoning Department files for record purposes.

CONSENT AGENDA ITEMS:

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.

	ITEM	OWNER	FROM-TO	ACREAGE
1	210710SU	Norman and Maureen Brown	Special Use Permit in A-1	1.35
2	21-L03	Martelli Farm. LLC	Rural Land to RAC/RAC to Rural Land	18.53
3	210801Z	Martelli Farm. LLC	A-1 and B-2 to RAC/ RAC to A-1	18.53
4	21-S04	Gregory and Debra Martin	Public to Commercial	0.62
5	210803Z	Gregory and Debra Martin	A-1 to B-2	0.62
6	21-S05	Ocala Crossings South LLC	Med Residential to Commercial	4.81
7	210804Z	Ocala Crossings South LLC	PUD to B-2	4.81
8	21-S06	The 603 Acre Land Trust	Med Residential to Commercial	9.9
9	210805Z	The 603 Acre Land Trust	PUD and A-1 to PUD	338.16
10	210807Z	Jane Baldwin and Philip Blandeburgo	B-2 to R-1	0.89
11	210808Z	Susan Pierre	B-4 to RR-1	0.23
12	210809Z	Arron Sterling and Maria Bithell	PUD to R-1	4.21
13	210810Z	International Property Services Corp.	B-2 to A-3	1.5
14	210811Z	M&S Global, LLC.	A-1 to PUD	0.54
15	210812Z	Simeon Holdings, LLC.	A-1 and B-2 to B-4	2.8
16	210813SU	Rinker Materials of FL, Inc.	Special Use Permit in M-2	3.92

Motion was made by Michael Behar and seconded by Andy Bonner to agree with staff's findings and recommendation, and recommend approval of the following Consent Agenda items (210710SU, 21-L03, 210801Z, 21-S04, 210803Z, 21-S05, 210804Z, 21-S06, 210805Z, 210807Z, 210808Z, 210809Z, 210810Z, 210811Z, 210812Z and 210812SU) based on the following findings of fact:

1. Will not adversely affect the public interest
2. Are consistent with the Marion County Comprehensive Plan
3. Are compatible with the surrounding land uses

The Motion passed 4-0

ITEM 210812Z- Simeon Holdings, LLC. A-1 and B-2 to B-4, 2.8 Acres was pulled from consent after the P&Z Commission Public Hearing.

**PLANNING AND ZONING COMMISSION
RECOMMENDATION REPORT**

July 26, 2021

17. 210409SU- Good Shepherd Presbyterian Church of Ocala, Inc. Michael Rauls

WRITTEN OPPOSITION WITHIN 300 FEET 1 of 43= 2%

Planning and Zoning Commission Recommendation

Motion was made by Michael Behar seconded by James Bailey to agree with staff's findings and recommendation, and recommend approval of the requested Special Use Permit based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 4-0

18. 21-S03- Mary and Stacey Weeks

WRITTEN OPPOSITION WITHIN 300 FEET 1 of 8= 13%

Planning and Zoning Commission Recommendation

Motion was made by Michael Behar seconded by Andy Bonner to disagree with staff's findings and recommendation, and recommend denial of the requested small scale land use change based on the following findings of fact:

1. Will adversely affect the public interest
2. Is not consistent with the Marion County Comprehensive Plan
3. Is not compatible with the surrounding land uses

The Motion passed 3-1 with James Bailey dissenting

19. 210802Z- Mary and Stacey Weeks

WRITTEN OPPOSITION WITHIN 300 FEET 1 of 8= 13%

Planning and Zoning Commission Recommendation

Motion was made by Michael Behar seconded by Andy Bonner to disagree with staff's findings and recommendation, and recommend denial of the requested zoning change based on the following findings of fact:

1. Will adversely affect the public interest
2. Is not consistent with the Marion County Comprehensive Plan
3. Is not compatible with the surrounding land uses

The Motion passed 3-1 with James Bailey dissenting

**PLANNING AND ZONING COMMISSION
RECOMMENDATION REPORT**
July 26, 2021

20. 210806Z- Coyote Crossings Holdings, LLC. Richard McGinley

WRITTEN OPPOSITION WITHIN 300 FEET 1 of 304= 0%

Planning and Zoning Commission Recommendation

Motion was made by Andy Bonner seconded by Michael Behar to agree with staff's findings and recommendation, and recommend approval of the requested zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 4 to 0

21. 210815SU- Scott and Sharon Seiler

WRITTEN OPPOSITION WITHIN 300 FEET 7 of 16= 44%

Planning and Zoning Commission Recommendation

Motion was made by Andy Bonner seconded by Michael Behar to agree with staff's findings and recommendation, and recommend denial of the requested special use permit based on the following findings of fact:

1. Will adversely affect the public interest
2. Is not consistent with the Marion County Comprehensive Plan
3. Is not compatible with the surrounding land uses

The Motion passed 4-0