

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 26, 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 Vice Chair Greg Lord, Michael Behar, Jerry Lourenco, Andy Bonner, Danny Gaekwad, Donald Johnson, and Alternate Paul Stentiford.

Staff members present were County Attorney Guy Minter, Assistant County Attorney Tracy Straub, Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Senior Planner Chris Rison, Kathleen Brugnoli, Ken Odem, Sarah Wells, Jared Rivera, Traffic Operations Manager Chris Zeigler, Administrative Manager Autumn Williams, and Staff Assistant IV Kimberly Lamb.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Kimberly Lamb 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

Vice Chair Greg Lord and County Attorney Guy Minter explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

260201SU – C&K 9A, LLC

Special Use Permit to Allow for parking of Commercial Vehicles and Outdoor Storage, in a Community Business (B-2) zone, on an approximate 8.58 Acre Parcel, on Parcel Account Number 1801-000-001, Site Address 4860, 4880, and 4900 US Highway 41, Dunnellon, FL 34432

260206ZC – Mike Kirby, Amber Kirby, and Roberta Patton

Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1) zone for all permitted uses, on an approximate ± 4.01 Acre Portion of an overall ± 6.23 Acre Parcel, on Parcel Account Number 39279-010-00, Site Address 8107 and 8111 E Highway 25, Belleview, FL 34420

Danny Gaekwad made a motion to agree with the staff's findings and recommendations, and recommend approval of the applications on the consent agenda as amended 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 Michael Behar. The motion passed unanimously, 6-0.

2. Consider the Following Individual Requests**25-S14 – Pecan Hollow Farms LLC (CASE WITHDRAWN BY APPLICANT)**

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

This item was withdrawn by the applicant and not heard.

251208ZC – Pecan Hollow Farms LLC (CASE WITHDRAWN BY APPLICANT)

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, on Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Anthony, FL 32617

This item was withdrawn by the applicant and not heard.

260202SU – Blue Sky Towers IV, LLC (PULLED FROM CONSENT)

Special Use Permit to Allow for a new 225' (feet) Telecommunications Tower, in a General Agriculture (A-1) zone, an approximate 10.0 Acre Parcel, on Parcel Account Number 20909-022-01, No Address Assigned

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

Attorney Mary Solik, 121 S. Orange Avenue, STE 1500, Orlando, FL 32801, on behalf of the property owner and applicant, addressed the Board.

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.

260207ZP – 8 M Holdings, LLC (PULLED FROM CONSENT)

Zoning Change for a modification of Planned Unit Development (PUD 170419ZP) to revise existing plan text to delete the language "PROPOSED CONVENIENCE/STORE/LAUNDROMAT/HAIR SALON. THIS CONVENIENT STORE WILL SERVE THE OAKWATER VILLAGE DEVELOPMENT ONLY" and to add "RV PARKING SPACES MAY BE USED FOR VEHICULAR PARKING FOR GUESTS OR EMPLOYEES" to enable potential non-RV user/public guest access for RV park features/amenities, on an approximate 140.91 Acre Parcel, on Parcel Account Number 02781-000-00, Site Address 18365 NW 45th Avenue Road, Citra, FL 32113

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

Fred Roberts, 40 SE 11th 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:

1. Busy Shires - 4899 NW 90th Avenue, Ocala

- Opposed - She explained that while she does not oppose the plans themselves, she objects to the proposed text-amendment changes, stating they are incompatible with the surrounding area. For the record, she referenced Policy 3.3.1.

2. Tim Gant - 17820 SW 3rd Street, Micanopy

- Opposed - Concurs with what Busy Shires previously stated, additionally mentions that the proposed modification is inconsistent with the existing rural character. He further noted that the "theme park" concept is not compatible with the surrounding area.

3. Karen Peterson - 4400 W Highway 318, Citra

- Opposed - Concurs with what Busy Shires previously stated and further expressed concerns about traffic impacts. She fears eminent domain of her property may be necessary to construct acceleration and deceleration lanes to accommodate the increased traffic.

Michael Behar made a motion to disagree 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. This motion failed due to a lack of a second.

A second motion by Andy Bonner was made 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 Donald Johnson. The motion passed, 5-1, with Michael Behar dissenting.

260204SU – Carla L. Garcia

Special Use Permit, to Allow a permanent food truck park, in a Neighborhood Business (B-1) zone, on an approximate 2.02 Acre Parcel, on Parcel Account Number 41577-001-00, No Address Assigned

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

Walter Pimentel, 5466 Blue Azure Drive, Wimauma, FL 33598, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Kerry McGee – 13200 SE 47th Court, Belleview
 - Opposed – concerns about the noise, additional garbage, increased traffic, sanitary facilities, and possible increased homeless population this may bring. Comments on the previous food truck park failed because it didn't meet the required conditions.
2. Mark Baker – 13117 SE 49th Court, Belleview
 - Opposed – stated traffic is already a problem, and this project would make it worse. He believes this use will lower the surrounding property values and noted that the surrounding community already manages trash cleanup for the existing Dollar General, with this development potentially adding even more waste. He added that he moved to the area for a quiet lifestyle, and does not want additional burdens.
3. Mary Bennett – 13159 SE 49th Court, Belleview
 - Opposed – She expressed concerns about nighttime and early-morning noise. She stated that she felt blindsided by how she learned about the project. She also disagrees with the proposed traffic flow through Dollar General and raised safety concerns about individuals loitering on the property.

4. Jason Terry – 13451 SE 46th Court, Belleview
 - Opposed – He cited concerns about increased garbage and additional traffic already brought on by recent development. He noted that he has contacted the police three to four times for various issues and believes residents are being left to deal with the consequences.
5. Patty Tarter – 13318 SE 49th Court, Belleview
 - Opposed – concerns about noise, increased garbage, the increased presence of rats, and the proposed hours of operation. She also stated that she does not believe the signs were posted correctly to notify the public about the special use permit.
6. Marilyn Thorell – 13339 SE 49th Court, Belleview
 - Opposed – She stated that she does not want this project in her backyard and feels it will compromise her safety. She believes it will worsen the homeless population and increase crime, and she also raised safety concerns for children in the area.
7. Lyle Thorell – 13339 SE 49th Court, Belleview
 - Opposed – concerns about an increased number of people in the neighborhood. He stated that he does not feel he could defend himself if necessary, and mentioned concerns about drainage issues this may cause.
8. Chris Becker – 13289 SE 49th Court, Belleview
 - Opposed – concerns about odors from bathrooms and grease traps, as well as the potential for rats. She emphasized that the community is close-knit and neighbors look out for one another. She also noted that traffic is already problematic and believes this project would make it worse.
9. William Kramer, Jr. – 4861 SE 130th Place, Belleview
 - Opposed - concerns about noise, air pollution, and restroom facilities.
10. Marion Shomer – 13019 SE 49th Court, Belleview
 - Opposed – concerns about odors and stated that the noise could frighten horses in the area. She also noted that the project would create additional costs for the county.
11. Lisa Kreiner – 13460 SE 47th Avenue, Belleview
 - Opposed – She expressed concerns for existing traffic issues, noting she has witnessed more than 20 accidents since living here. She added that it currently takes her 15–20 minutes to pull out of her driveway and get through the intersection.
12. Nicole Grant – 13279 SE 49th Court, Belleview
 - Opposed – She stated that the proposed plastic fencing would not prevent people from entering the property. She also raised safety concerns, asking who would protect residents from individuals loitering near the retention pond.
13. Mark Gratton – 13117 SE 49th Court, Belleview
 - Opposed – concerns about additional trash, noting that he already picks up litter from the existing Dollar General. He also mentioned existing traffic issues and noise from generators, and stated that he wants to keep the area beautiful.

14. Wesley Valentine – 4145 SW 134th Street, Ocala

- Support - feels like there are food trucks everywhere, and it will be better to have them all in one place. If this doesn't happen, something else will come and won't have a say.

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 failed, 3-3, with Donald Johnson, Andy Bonner, and Michael Behar dissenting.

3. Other Business

Vice Chair Greg Lord reminded the board that the Planning Officials Training is scheduled for April 9, 2026. Deputy Director Ken Weyrauch provided an overview and will present additional information at the February 23, 2026, meeting.

4. Review the Minutes of the Previous Meeting

Danny Gaekwad made a motion to approve the minutes from the December 29, 2025, Planning and Zoning Commission meeting. Seconded by Andy Bonner. The motion passed unanimously, 6-0.

ADJOURNMENT

The meeting adjourned at 7:45 PM

Attest:

Greg Lord, Vice Chairman

Autumn Williams
Administrative Manager