

**Official Minutes of  
MARION COUNTY  
BOARD OF COUNTY COMMISSIONERS**

November 17, 2025

**CALL TO ORDER:**

The Marion County Board of County Commissioners met in regular session in Commission Chambers at 1:32 p.m. on Monday, November 17, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

**1:30 PM ROLL CALL:**

Upon roll call the following members were present: Chairman Kathy Bryant, District 2; Vice-Chairman Carl Zalak, III, District 4; Commissioner Craig Curry, District 1; Commissioner Matthew McClain, District 3; and Commissioner Michelle Stone, District 5. Also present were County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, Assistant County Administrator (ACA) Tracy Straub, Growth Services Director Chuck Varadin, Deputy Director Ken Weyruach, Senior Transportation Planner Ken Odom, Senior Planner Chris Rison, Planners Kathleen Brugnoli, Jared Rivera, Sarah Wells and Erik Kramer, and Staff Assistants Autumn Williams and Kimberly Lamb.

**1. PLANNING & ZONING AND DRC WAIVER REQUESTS - REQUEST PROOF OF PUBLICATION (AT 1:30 PM):**

Deputy Clerk Lewter presented proof of publication of Legal ad No. 11790125 entitled, "Notice of Intention to Consider Adoption of an Ordinance" published in the Star Banner newspaper on November 3, 2025. The Notice stated the Board will consider adopting an Ordinance approving Comprehensive Plan Amendments, rezoning and/or Special Use Permit (SUP) applications.

County Attorney Matthew G. Minter provided a brief overview of the process for today's hearings.

Mr. Minter requested that everyone who will be testifying today to please stand and be sworn in en masse.

**1.1. Planning and Zoning Consent Items:**

Growth Services Director Chuck Varadin advised that the three (3) petitions listed on the Consent Agenda are recommended for approval by both the Planning Division and the Planning and Zoning (P&Z) Commission.

P&Z PUBLIC HEARING ON OCTOBER 27, 2025

Motion was made by Mr. Behar and seconded by Mr. Bonner, to agree with staff's findings and recommendation and recommend approval of the Consent Agenda items.

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

Chairman Bryant opened the floor to public comment.

There being none, Chairman Bryant advised that public comment is now closed.

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A motion was made by Commissioner Stone, seconded by Commissioner McClain, to approve consent agenda items 1.1.1 through 1.1.3, agreeing with Growth Services Department staff and the P&Z Commission recommendations, based on findings that the proposed uses are compatible with the surrounding land uses, are consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

The motion approved the Consent Agenda items as follows:

**1.1.1. 251101SU - Thomas Grimes, Special Use Permit to Allow for Commercial Vehicle Parking of One (1) Semi-Truck and One (1) Semi-Truck Trailer, in a General Agriculture (A-1) Zone, 3.24 Acre Parcel, Parcel Account Number 46072-001-08, Site Address 14612 SE 80<sup>th</sup> Avenue, Summerfield, FL, 34491**

The Board adopted Resolution 25-R-469 granting a petition by Thomas Grimes, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for commercial vehicle parking of one (1) semi-truck & one (1) semi-truck trailer, in a General Agriculture (A-1) zone, on an approximate 3.24 Acre Parcel, on Parcel Account Number 46072-001-08, Site Address 14612 SE 80<sup>th</sup> Avenue, Summerfield, FL 34491

Resolution 25-R-469 contains the following Conditions:

1. Ingress/Egress shall continue to utilize SE 80<sup>th</sup> AVE. only.
2. The Applicant shall construct a commercial driveway apron, to be permitted through the office of the county engineer, within 180 days.
3. The parking of the truck and trailer shall be contained on the subject parcel and shall be consistent with the submitted Conceptual Site Plan.
4. The eastern boundary of the parcel shall be buffered with a 6' opaque fence within 90 days.
5. No unloading or loading of materials/junk shall take place on the subject property.
6. No mechanical repairs or maintenance on the commercial vehicle(s) shall take place on site.
7. This special use permit runs with the owner and not the property. Any sale of the property will void this special use.
8. This special use permit will allow for one (1) semi-truck and one (1) semi-truck trailer. If the following vehicle is replaced, the applicant shall notify the Marion County Planning Department immediately to record the new VIN as part of this SUP.
  - Tractor: 2019 Freightliner, VIN# 3AKJGNDR4KDKU0130
  - Trailer: VIN# 4U3J04821CL012295
9. The Special Use Permit shall expire on November 21, 2030; however, it may be renewed administratively three times for up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time). unless:
  - There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,
  - Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, Or

- The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

**1.1.2. 251106SU - Young Life, Special Use Permit Modification to Special Use Permit SUP 210110SU-B / RESO 21-R-083 to Add New Maintenance Building and Access (for Existing Recreation Camp Facility; Conversion of Farm Structure), in a General Agriculture (A-1) Zone, 8.80 Acre Parcel, Parcel Account Number 40263-001-00, Site Addresses 9596, 9600 SE 183<sup>rd</sup> Avenue Road, and 18285 NE 95<sup>th</sup> Street Road, Ocklawaha, FL 32179**

The Board adopted Resolution 25-R-470 granting a petition by Young Life, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, Modification to Special Use Permit SUP 210110SU-B / RESO 21-R-083 to add new maintenance building and access (for existing recreation camp facility; conversion of farm structure), in a General Agriculture (A-1) zone, on an approximate 8.80 Acre Parcel, on Parcel Account Number 40263-001-00, Site Addresses 9596, 9600 SE 183<sup>rd</sup> Avenue Road, and 18285 NE 95<sup>th</sup> Street Road, Ocklawaha, FL 32179

Resolution 25-R-470 contains the following Conditions:

1. The site shall be developed and operated for a wastewater treatment plant (WWTP) and camp maintenance building, consistent with the attached plan set (Concept Plan, ESOZ Plan, and camp maintenance building plan provided as Exhibit "A"); further, a nature walking trail may be provided north of the maintenance building consistent with the historic conceptual plan of record submitted for Special Use Permit No. 20191008SU, Resolution No. 19-R-438.
2. Ingress/egress shall be via SE 95<sup>th</sup> Street Road via the existing driveway entrances through the existing main camp to the west, or by SE 183<sup>rd</sup> Avenue Road, subject to review and approval by the County Engineer.
3. In lieu of a minor site plan for the WWTP, an Environmentally Sensitive Overlay Zone Plan must be submitted and maintained. This may occur in conjunction with the building permits for the facility.
4. Expansion or modification of the type, size or location of any of the proposed uses/operations beyond those indicated in the application materials or shown on the conceptual plan or ESOZ site plan is prohibited; however, a new Special Use Permit application may be submitted for consideration to expand the uses/operations. This prohibition does not apply to use of the site for other uses permitted by the sites A-1 (General Agriculture) zoning, such as agricultural structures (e.g., horse barns), subject to compliance with the Land Development Code (LDC), but ensuring all other conditions of this Special Use Permit continue to be satisfied for their respective use(s).
5. This Special Use Permit shall run with the owner (Young Life, Inc., a Florida Corporation) and not the property. In the event the property is sold, the Special Use Permit shall terminate. A Special Use Permit Application for consideration to reassign, renew/extend, and/or modify this Special Use Permit may be submitted in the future, subject to the review and approval considerations as provided in the Marion County Land Development Code.
6. The Special Use Permit shall expire on January 15, 2031; however, it may be renewed administratively up to three times, for up to 10 years each for a

maximum total of 40 years, by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:

- a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
  - b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
  - c. The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).
7. Special Use Permit 210110SU-B, Resolution Number 21-R-083. is hereby modified by this Special Use Permit.

**1.1.3.** 251107SU - Jajolo Limited Partnership, Special Use Permit to Allow for a Fenced Outdoor Display Area, Sidewalk Display Area, and Propane Tank, in a Community Business (B-2) Zone, 6.69 Acre Parcel, Parcel Account Number 35013-002-00, Site Address 8602 SW Highway 200, Ocala, FL 34481

The Board adopted Resolution 25-R-471 granting a petition by Jajolo Limited Partnership, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for a fenced outdoor display area, sidewalk display area, and propane tank, in a Community Business (B-2) zone, on an approximate 6.69 Acre Parcel, on Parcel Account Number 35013-002-00, Site Address 8602 SW Highway 200, Ocala, FL 34481

Resolution 25-R-471 contains the following Conditions:

1. Delivery of store merchandise via semi-truck must use SE 103<sup>rd</sup> Street Rd. for ingress/egress.
2. The trailer display area can remain as shown on the site plan abutting SW Hwy 200 if a modified C-Type buffer is installed the entire length of the trailer display area.
  - a. Modified C-Type buffer: shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of six feet achieved within one year.
  - b. As an alternative, the trailer display can be relocated to the south side of the building within the existing area of parking spaces, which would require no additional buffering to be installed.
3. The site shall be developed and operated consistent with the Special Use Permit Application, the submitted conceptual plan, and the conditions as provided with this approval.
4. The special Use Permit shall run with the tenant, Tractor Supply. Any change in tenant will void this special use permit, and a new tenant would need to apply.

5. The propane tank shall be placed behind the commercial center and in accordance with the applicable fire codes.

**1.2 Planning and Zoning Items for Individual Consideration:**

**1.2.1. 251102SU - Krystal Rodriguez DeLeon & Kemuel Rodriguez Rivera, Special Use Permit to Allow for the Parking of Two (2) Commercial Vehicles with a Weight Greater than 16,000 Pounds, One (1) Semi-Truck Trailer, and Two (2) Storage Trailers, in a General Agriculture (A-1) Zone, 4.0 Acre Parcel, Parcel Account Number 44997-000-15, Site Address 12160 SE 112<sup>th</sup> Avenue Road, Belleview, FL 34420**

The Board considered a petition by Krystal Rodriguez DeLeon & Kemuel Rodriguez Rivera, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for commercial vehicle parking of two (2) semi-trucks, one (1) semi-truck trailer, and two (2) storage trailers, in a General Agriculture (A-1) zone, on an approximate 4.00 Acre Parcel, on Parcel Account Number 44997-000-15, Site Address 12160 SE 112<sup>th</sup> Avenue Road, Belleview, FL 34420

P&Z PUBLIC HEARING ON OCTOBER 27, 2025

251102SU Planning and Zoning Commission Recommendation

Motion was made by Mr. Behar, seconded by Mr. Lourenco, to agree with staff's findings and recommendation, and recommend approval with Conditions of the 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 3-1, with Mr. Bonner dissenting.

Senior Transportation Planner Kenneth Odom, Growth Services, advised that the original Special Use Permit (SUP) request was to allow for the parking of two Commercial Vehicles with a weight greater than 16,000 pounds, one semi-truck trailer and two storage trailers, noting the storage trailers are allowed by right on the property. He stated the applicant is now only requesting one tractor trailer combination onsite instead of the two. Mr. Odom provided a brief overview of the subject property and the surrounding area. He stated staff's recommendation is to utilize the storage trailers that are allowed by right on the site along with a hedge row to buffer the tractor-trailer.

Mr. Odom advised that Office of the County Engineer (OCE) staff recommended denial of the SUP due to the roads being dirt roads not maintained by the County.

It was noted that Growth Services Department staff and the P&Z Commission recommends approval of the Special Use Permit with the following Conditions:

1. SE 112<sup>th</sup> and SE 121<sup>st</sup> Avenue Roads shall be the only route of ingress/egress.
2. The commercial vehicle shall be parked behind the home towards the rear of the property as illustrated in the conceptual plan. This plan allows for the permitted storage trailers to be used as buffers for the operational tractor/trailer combination. A hedgerow on the north side of the northern storage trailer and a hedgerow on the south side of the southern storage trailer shall also be required.
3. No loading of materials or loaded vehicles shall be permitted on the site.
4. No mechanical repairs, washing, or maintenance on the commercial vehicle(s) shall take place on-site.

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5. This special use permit runs with the operator of the commercial vehicles, who resides on-site (Krystal Rodriguez De Leon & Kemuel Rodriguez Rivera) and not with the property.
6. The property owners (Krystal Rodriguez De Leon & Kemuel Rodriguez Rivera) shall also reside on-site.
7. Operating Hours shall be limited to 5:00 AM to 7:30 PM, Monday through Saturday.
8. Commercial vehicles permitted to operate from this site shall be limited to:
  - 1989 Peterbilt -1XP5DB9XXKD268523
  - Trailer – 2TVTP4852XPD000456If either the tractor or trailer is replaced, the applicant shall contact the Marion Growth Services department immediately to change the VIN numbers permitted on site.
9. Operating Hours shall be limited to 5:00 AM to 7:30 PM, Monday through Saturday.
10. The Special Use Permit shall expire on November 17, 2030, and will not be eligible for administrative renewal, and a new application will need to be submitted at that time. However, any violations of these conditions will be the basis for a revocation of this SUP initiated by the Growth Services Director, additionally the following items may result in the potential revocation of this SUP:
  - a) There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit.
  - b) Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit.

Krystal Rodriguez DeLeon, SE 112<sup>th</sup> Avenue Road, Belleview, applicant, advised that this is the second time she has applied for a SUP, noting the previous application was on a residential site. She stated the subject property was purchased based on the information received at the previous SUP hearing. Ms. DeLeon advised that she has met with the Building Department and is working on meeting all requirements for the storage trailers onsite.

In response to Commissioner Stone, Ms. DeLeon stated all the neighbors contribute to maintaining the road, noting there is not a formal obligation for anyone in the neighborhood.

Chairman Bryant opened the floor to public comment.

Sean Sullivan, SE 112<sup>th</sup> Avenue Road, expressed opposition to the SUP request. He commented on the impact the trucks will have on the roads and wildlife in the area.

In response to Chairman Bryant, Mr. Sullivan advised that he lives on his property full time.

Commissioner McClain questioned the condition of the road prior to the applicant moving to the area. Mr. Sullivan stated the road is in bad shape all the time because it is not County maintained, noting he cannot say the applicant has created the damage to the road by themselves.

Chairman Bryant advised that public comment is now closed.

In response to Chairman Bryant, Ms. DeLeon commented on the condition of the road up to and past her property. She stated there was an issue with one of the trucks when they first moved to the site, but in the future, there will not be any repairs to the truck onsite. Ms. DeLeon advised that staff has gone over all the requirements and Conditions.

Commissioner Curry questioned if the applicant checked the regulations prior to purchasing the property. Ms. DeLeon stated due to other things going on at the time she did not.

In response to Commissioner Stone, Ms. DeLeon advised that the truck leaves the property on weekdays in the morning and returns in the evening at approximately 4:00 p.m.

Commissioner Zalak expressed concern with the storage trailers being used as a buffer and the proposed operating hours. He opined that this is the wrong location for this type of activity.

Chairman Bryant advised that the storage trailers are allowed by right at this location.

In response to Commissioner Zalak, Ms. DeLeon stated the truck can be parked at the employers yard, but there were issues with the trucks being broken into. She advised that a Condition could be added only allowing the Truck and not the trailer onsite.

General discussion ensued.

Commissioner Zalak questioned if the Board requires the applicant to remove the storage trailers would Mr. Sullivan be opposed to only the truck being allowed onsite. Mr. Sullivan advised that he agrees to those terms.

Commissioner Zalak clarified that if approved, the Board would allow the truck only, no repairs onsite and all trailers will be removed from the property.

Ms. DeLeon stated she is fine with those terms.

Mr. Minter questioned how much time would the Board be giving the applicant to remove the trailers. Commissioner Zalak stated 60 days.

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to adopt Resolution 25-R-472 approving the SUP with Conditions 1 through 11, as amended below, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-472 includes the following Conditions:

1. SE 112<sup>th</sup> and SE 121<sup>st</sup> Avenue Roads shall be the only route of ingress/egress.
2. The commercial tractor shall be parked behind the home towards the rear of the property as illustrated in the conceptual plan.
3. The storage trailers currently located on site shall be removed within sixty days of the approval of this application.
4. No commercial trailers are permitted on site at any time.
5. No loading of materials or loaded vehicles shall be permitted on the site.
6. No mechanical repairs, washing, or maintenance on the commercial vehicle(s) shall take place on-site.
7. This special use permit runs with the operator of the commercial vehicles, who resides onsite (Krystal Rodriguez De Leon & Kemuel Rodriguez Rivera) and not with the property.
8. The property owners (Krystal Rodriguez De Leon & Kemuel Rodriguez Rivera) shall also reside on-site.

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9. Operating Hours shall be limited to 5:00 AM to 7:30 PM, Monday through Saturday.
10. Commercial vehicles permitted to operate from this site shall be limited to:
  - 1989 Peterbilt -1XP5DB9XXKD268523If the tractor is replaced, the applicant shall contact the Marion Growth Services department immediately to change the VIN numbers permitted on site.
11. The Special Use Permit shall expire on November 17th, 2030, and will not be eligible for administrative renewal; and a new application will need to be submitted at that time. However, any violations of these conditions will be the basis for a revocation of this SUP, initiated by the Growth Services Director. Additionally, the following items may result in the potential revocation of this SUP:
  - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit.
  - b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit.

**1.2.2.** 251103SU - Ocala Freedom Investment, LLC, Special Use Permit to Allow for A Storage Facility Related to Commercial Business, in a Single-Family Dwelling (R-1) Zone, 0.41 Acre Parcel, Parcel Account Number 3578-017-030, Site Address 10320 SW 42<sup>nd</sup> Avenue, Ocala, FL 34476

The Board considered a petition by Ocala Freedom Investments LLC, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for material and equipment storage related to commercial business, in a Single-Family Dwelling (R-1) zone, on an approximate 0.41 Acre Parcel, on Parcel Account Number 3578-017-030, Site Address 10320 SW 42<sup>nd</sup> Avenue, Ocala, FL 34476

P&Z PUBLIC HEARING ON OCTOBER 27, 2025

251103SU Planning and Zoning Commission Recommendation

Motion was made by Mr. Bonner, seconded by Mr. Behar, to agree with staff's findings and recommendation, and recommend denial of the 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 unanimously, 4-0.

Commissioner Zalak out at 2:11 p.m.

Planner Jared Rivera, Growth Services, provided a brief overview of the Special Use Permit (SUP) request to allow for a storage facility related to a Commercial business on R-1 zoned property. He stated staff received two letters of opposition.

Commissioner Zalak returned at 2:12 p.m.

Mr. Rivera advised that the applicant is also requesting to be allowed to park a flatbed trailer onsite. He stated this applicant is a result of a Code Enforcement case, noting there were four other cases in the area for the same owner.

Mr. Rivera stated the Land Development Code (LDC) only allows one large Commercial Vehicle through an SUP.

Chairman Bryant clarified that the applicant is requesting to operate a Commercial business in a Residential area.

It was noted that Growth Services Department staff and the P&Z Commission recommended denial. If the Board grants the Special Use Permit, staff recommends the following approval Conditions:

1. The site shall be developed and operated consistent with the concept plan.
2. The Special Use Permit shall run with the property owner, Ocala Freedom Investments, L.L.C. Should the subject property change in ownership, the existing metal storage structure and proposed driveway will be allowed for personal purposes only, consistent with County standards.
3. A site plan shall be submitted for approval through the development review process.
4. Commercial vehicles shall be parked within the subject property at all times.
5. A driveway along SW 103<sup>rd</sup> Street shall be constructed to commercial driveway standards.
6. During development review, a 20-foot Type B buffer and a modified 8-foot Type B buffer shall be provided along PID 3578-017-029 and PID 3578-017-031, respectively. A 6-foot opaque fence may be used in lieu of a buffer wall.
7. The proposed storage facility shall be permitted in lieu of any additional accessory structure. Any expansion of building structures or impervious surfaces beyond that permitted by the concept plan shall require a new/revised Special Use Permit.
8. No outdoor storage of material and equipment shall be permitted within the subject property.
9. This Special Use Permit shall be limited to one (1) flatbed trailer (VIN 16V3F3322P6270465) as provided in the submitted Application.
10. This Special Use Permit shall be limited to four (4) heavy machinery vehicles as provided in the submitted Application:
  - a. JOHN DEERE 333P, VIN 1T0333PALSFE0623
  - b. JOHN DEERE 325, VIN IT0325GKNJ432788
  - c. VERMEER CHOP SAW, VIN 1URD11AC0R1055732
  - d. HYDRAULIC EXCAVATOR 17P-TIER, VIN 1FF017PAJRK001217
11. The Special Use Permit shall expire on November 17, 2028.

In response to Commissioner Stone, Chairman Bryant advised that if an applicant withdraws they do not receive a refund for the fees.

Luis Moises, Pearl Cider Street, Orlando, applicant, advised that the plan was to have a storage building with property manager materials inside. He stated he is actively looking for a Regional Business (B-4) zoned lot, but it will take a few months. Mr. Moises advised that the materials kept on site are not for sale, noting it is used for their rental properties. In response to Chairman Bryant, Mr. Moises advised that he is not a realtor he just works for the owner of the property. He stated the property owner is a realtor/property manager and has been in the business for a long time.

Chairman Bryant commented on the importance of knowing what can and cannot be done in certain zoning classifications when you are in the reality/property management business.

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Chairman Bryant questioned if the applicant has any other properties in Marion County with similar activity taking place in a residential neighborhood. Mr. Moises stated this site is the only one.

Chairman Bryant opened the floor to public comment.

Joseph Signore, SW 42<sup>nd</sup> Avenue, expressed safety concerns and urged the Board to deny the SUP request.

Alfonso Picon, SW 103<sup>rd</sup> Street, advised that he lives next door to the subject parcel, noting the applicant placed a Conex box on the property shortly after it was purchased. He commented on traffic, safety and property value concerns, as well as the impact this type of activity has on the quality of life of the existing residents.

Paula Picon, SW 103<sup>rd</sup> Street, stated the neighbors paid for the road replacement with an assessment, noting the activity taking place on the subject parcel is destroying the road. She addressed the condition of the subject property.

Richard King, SW 103<sup>rd</sup> Place, expressed safety concerns and urged the Board to deny the SUP request.

Chairman Bryant advised that public comment is now closed.

Mr. Moises questioned how long the Board will give them to move the equipment off the property.

Chairman Bryant questioned how the structure onsite was permitted. Mr. Rivera advised that the building was approved by staff, noting it does meet the setback and maximum height requirements.

Mr. Weyrauch advised that there is not a size requirement on accessory structures in R-1. He stated this would have been viewed as a detached garage or a storage shed for personal use, even though it is so large.

Commissioner Zalak advised that this is a Code issue and the Board will need to make changes to address these issues.

Chairman Bryant stated she is recommending denial and to allow the applicant 1 week to move everything offsite. She advised that a message needs to be sent strongly that people cannot just come and do whatever they want in Marion County.

A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to deny the SUP and allow 1 week to remove everything off the property, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is not compatible with surrounding land uses, is not consistent with the Comprehensive Plan and will adversely affect the public interest

Commissioner Zalak suggested the County Attorney look into what can be done relating to the road damage.

Mr. Minter stated staff will see what can be done.

The motion was unanimously approved by the Board (5-0).

Chairman Bryant clarified that the applicant cannot store things for the property management business in the accessory building, noting only items related to normal household activity can be stored there.

In response to Commissioner Stone, Mr. Moises advised that someone does live onsite.

Mr. Minter clarified that the Board is not directing the applicant to move the accessory structure.

Chairman Bryant questioned if the Board had the right to request the structure be removed. Mr. Minter stated under the current Code the applicant is entitled to have the structure onsite.

Commissioner Zalak requested staff follow up in 7 days to ensure everything is off that property.

Code Enforcement Supervisor Tom Sapp advised that the case is already with Code Enforcement and is scheduled to go before the Code Enforcement Board in December. He stated in order to clear the case staff must have access to the property and storage structure.

Chairman Bryant directed staff to work with the applicant to ensure entry to the property can be made.

**1.2.3. 251104SU - Roberto Solares Alvera, Special Use Permit to Allow for Commercial Parking of Two (2) Semi-Trucks, Two (2) Trailers, and Work Equipment in a General Agricultural (A-1) Zone, 1.0 Acre Parcel, Parcel Account Number 41869-012-01, Site Address 2255 SE 150<sup>th</sup> Street, Summerfield FL 34491**

The Board considered a petition by Roberto Solares Alvera, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for commercial parking of two (2) semi-trucks, two (2) trailers, and work equipment, in a General Agriculture (A-1) zone, on an approximate 1.00 acre parcel, on parcel account number 41869-012-01, site address 2255 SE 150<sup>th</sup> Street, Summerfield, FL 34491

P&Z PUBLIC HEARING ON OCTOBER 27, 2025

251104SU Planning and Zoning Commission Recommendation

Motion was made by Mr. Behar, seconded by Mr. Bonner, to agree with staff's findings and recommendation, and recommend denial of the 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 unanimously, 4-0.

Planner Erik Kramer, Growth Services, provided a brief overview of the SUP request to allow two semi-trucks, two trailers and work equipment on an A-1 zoned property. He advised that 16 neighbors were notified and 4 letters of support were received. Mr. Kramer stated if the SUP is approved the applicant would need to work with OCE to address the status of the culverts. He advised that there is some preexisting vegetation that could be utilized as screening, but no new screening is being proposed.

Mr. Kramer advised that the asphalt milling driveway, shed and the carport were not permitted through the County. He stated regardless of whether this SUP is approved the owner will have to address the impervious coverage and obtain the proper permits for the other items on the property.

Mr. Kramer stated the proposed location the trucks will be parked is within 100 feet of a neighboring residence, which is not allowed per Code. Also, per Code parking in the front yard is not allowed.

Mr. Kramer advised that since the P&Z Commission meeting the applicant has agreed to only 1 truck and 1 trailer, as well as provided a letter from the neighbor advising they have no issue with the applicant parking the truck within 100 feet of their home.

It was noted that Growth Services Department staff and the P&Z Commission recommended denial. If the Board grants the SUP, staff recommends the following approval Conditions:

1. Commercial vehicle ingress/egress shall only use an access point on SE 150<sup>th</sup> Street that is approved by the Office of County Engineer.

2. Mr. Alvera shall pave and upgrade the existing driveway with sufficient radii accommodate the proposed commercial usage. The physical characteristics shall be dictated by the Office of the County Engineer. Mr. Alvero shall be required to apply for appropriate permits within thirty days of approval of this SUP. The driveway shall be upgraded within sixty days of receiving approved permits from the Office of County Engineer.
3. Mr. Alvera shall work with the Marion County Stormwater to bring the subject property into compliance with impervious coverage requirements of the Land Development Code.
4. All truck-trailer parking will be contained on parcel 41869-012-01.
5. Truck-trailers are prohibited from parking in the front yard of the property.
6. The parcel located directly north of Mr. Alvera's property has a residence within 100 feet of the proposed parking area. If Michael Schaffer, the current property owner of parcel 41869-007-00 provides a written letter of support consenting to commercial vehicle parking within 100 feet of their residence, Mr. Alvera is permitted to park one truck-trailer combination, within that 100-foot buffer zone consistent with other conditions of this SUP. Should the parcel 41869-007-00 undergo change of ownership, a written letter of support from the new owner(s) must be provided to Growth Services in order to maintain this SUP. If the current or future property owner(s) of parcel 41869-007-00 do not consent to commercial vehicle parking within the 100-foot buffer, only a truck/tractor (without trailer) may be parked on-site and must be parked outside of the 100-foot buffer.
7. Mr. Alvera will provide and maintain a solid opaque privacy fence, a minimum of 8' in height along the east, west, and south side of the vehicle parking area, consistent with other conditions of this SUP. Along the southern portion of the parking area, Mr. Alvera will provide and maintain an 8' tall opaque gate. The fence and gate must not encroach into County maintained right of way. Mr. Alvero shall be required to apply for appropriate permit(s) for screening with Building Safety within thirty days of approval of this SUP. All screening shall be installed within 30 days of receiving approved permit(s).
8. There shall be no advertising signs on the subject property relating to the trucking operations on the subject property.
9. Exterior lighting related to the parked commercial vehicles shall be installed in a manner that is non-obtrusive and not directed toward adjacent properties or the adjacent roadway.
10. Loaded vehicles and storage of commercial freight is not permitted on the subject property at any time. The commercial vehicles must be unloaded upon entering the property.
11. No mechanical repairs or maintenance on the commercial vehicle(s) shall take place onsite.
12. Vehicles of any size with actively operating (running) cab or that have refrigerating cooling units are prohibited.
13. This SUP runs with the property owner (Roberto Solares Alvera) and not with the subject property. Any sale of the property, or change of ownership, will void this SUP.

14. The operator of the commercial vehicles (Roberto Solares Alvera) shall reside on site.
15. Two trucks and two trailers may be parked on site for the first active 30 days of the SUP. The number will be reduced to one truck by the end of the 30 days. Alternatively, the number will be reduced to one truck-trailer combination if an adequate letter of support written by the property owner of parcel 41869-007-00 is provided to Growth Services within the first active 30 days of the Special Use Permit. By the end of the 30-day period, the property owner will submit the vehicle identification number (VIN) of the truck, and if applicable the trailer, that will be parked on site by the end of the 30-day period. The VIN(s) will be submitted in writing or email to Growth Services. The property owner may only select from the following selection of VINs:

Semi-Truck/Tractors	Trailers
2006 Freightliner VIN #1FUJAPAV26DW29600	2020 Utility VIN #1UYVS2532L3918304
1999 Peterbilt VIN #1XP5DB9X4XD464500	1998 Wabash VIN #1JJF48ZW4WS470776

16. The SUP shall expire on November 17, 2030; however, this SUP may be eligible for administrative renewal three (3) times for up to five (5) years by filing a SUP administrative renewal form with Growth Services. If an administrative renewal is approved, the Growth Services Director (or position equivalent to Growth Services Director at that time) shall issue a written instrument signed and issued by said director. Under the following circumstances, the SUP will not be eligible for administrative renewal and may be subject to revocation:
  - There are unresolved violations of the Land Development Code, the County Code of Ordinances, and/or the conditions of this SUP.
  - Property owners within 300 feet of the subject property have submitted complaints to Growth Services or other relevant departments regarding activities conducted under this SUP.
  - The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

Roberto Solares Alvera, SE 150<sup>th</sup> Street, Summerfield, applicant, was present.

Alberto Hernandez, SW 17<sup>th</sup> Circle, advised that he is present today to translate for the applicant. He stated the applicant has been working with the trucks for a long time and the trucks were onsite at his previous address. When the applicant moved to the subject property he brought the trucks with him. Mr. Hernandez advised that since this case started the applicant has removed the other trucks from the property and is only requesting to have 1 truck and 1 trailer on the property.

In response to Commissioner McClain, Mr. Hernandez stated the applicant has lived at the subject property for 8 years, noting there has never been any issues with the neighbors.

In response to Chairman Bryant, Code Enforcement Officer Scott Anderson advised that he opened this case along with another one in the area, noting complaints were received by staff.

November 17, 2025

Commissioner Zalak questioned how the trucks enter and exit the property. Mr. Anderson stated he has not seen the trucks enter or leave the property, but assumes they either back in or back out of the property.

Commissioner Zalak stated it looks as if the carport is being utilized to perform maintenance on the vehicles, noting there is a non-operational vehicle onsite.

Mr. Anderson advised that there was a non-operational semi on the property.

Mr. Hernandez stated the applicant backs the truck in, noting there is seldom traffic in the area. He advised that previously the applicant would change his oil on the property, but now all repairs are done offsite. Mr. Hernandez stated the non-operational vehicles belong to friends and are no longer onsite.

Chairman Bryant questioned if everything but the one truck has been removed from the property. Mr. Hernandez advised that there are currently 2 trucks onsite, noting the second truck is there in case the first one breaks down. He stated the applicant is willing to have 1 truck onsite.

Commissioner Curry questioned where the second truck will be parked if removed from the property. Mr. Hernandez advised that the second truck would have to be sold.

Chairman Bryant opened the floor to public comment.

There being none, Chairman Bryant advised that public comment is now closed.

Chairman Bryant passed the gavel to Commissioner Zalak, who assumed the Chair.

A motion was made by Commissioner McClain, seconded by Commissioner Bryant to approve the Special Use Permit with only 1 truck and 1 trailer, as well as with the Conditions as recommended by staff, disagreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion failed 2-3 with Commissioners Zalak, Curry and Stone dissenting.

Chairman Zalak returned the gavel to Commissioner Bryant who resumed the Chair.

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to deny the SUP, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is not compatible with surrounding land uses, is not consistent with the Comprehensive Plan and will adversely affect the public interest. The motion passed 3-2, with Chairman Bryant and Commissioner McClain dissenting.

Chairman Bryant advised that the applicant has 30 days to move the trucks from the property.

Commissioner Curry commented on the increased number of truck parking requests the Board has been seeing recently. He recommended the Board send a letter to the realtors in Marion County informing them of the rules specifically for A-1 and R-1 zoning.

Chairman Bryant stated a letter can be drafted to the Association of Realtors, which they can then distribute to local realtors. She opined that a paragraph needs to be included directing realtors to ensure they are aware of what is allowed on a property before advising the public.

Chairman Bryant recommended either staff or a member of the Board make a presentation at one of the Association of Realtors meetings. It was the general consensus of the Board to direct staff to reach out and schedule the presentation.

**1.2.4.** 251108ZC - Agri-Source, Inc, Zoning Change from General Agriculture (A-1) to Heavy Industrial (M-2) Zone, on an Approximate 1.6 Acre Portion of a 36.77 Acre Parcel, Parcel Account Number 15861-000-00, Address 4001 NE 35<sup>th</sup> Street, Ocala, FL, 34479

The Board considered a petition by Agri-Source, Inc, for a Zoning Change, Articles 2 and 3, of the Marion County Land Development Code, from General Agriculture (A-1) zone to Heavy Industrial (M-2) zone, for all permitted uses, on an approximate 1.6 Acre Portion of a 36.77 Acre Parcel, on Parcel Account Number 15861-000-00, Site Address 4001 NE 35<sup>th</sup> Street, Ocala, FL 34479

P&Z PUBLIC HEARING ON OCTOBER 28, 2025

251108ZC Planning and Zoning Commission Recommendation

Motion was made by Mr. Lourenco, seconded by Mr. Behar, to disagree with staff's findings and recommendation, and recommend approval of the 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 3-1, with Mr. Bonner dissenting.

Kathleen Brugnoli, Growth Services, provided a brief overview of the request for a zoning change from A-1 to M-2 on an approximate 1.6 acre portion of 36.77 acre parcel. She stated staff had concern with the close proximity of the subject parcel to recreation areas, noting this site is near the Silver Springs Community Redevelopment Area (SSCRA). Ms. Brugnoli advised that after the P&Z Commission meeting staff learned that the intent of the request was not for Agri-Source to expand, but instead for Marion Masonry Materials of Ocala, LLC to expand. She stated M-2 is the use required to allow for concrete products, manufacturing, assembly, etc. Ms. Brugnoli advised that there is a portion of the Land Development Code (LDC) addressing uses within the Primary Springs Protection Overlay Zone (P-SPOZ) which states "The uses that are exclusive to Heavy Business (B-5), Industrial Complex (I-C) or M-2 are prohibited unless the owner demonstrates to the Planning and Zoning Manager based on credible scientific data that the proposed use will not pose a potential threat to ground water". She stated staff recommends denial, but would support Light Industrial (M-1) as an alternative. P&Z Commission has recommended approval.

In response to Commissioner Stone, Ms. Brugnoli opined that the intent of the applicant is to rezone a portion of the property to M-2 so it can be acquired by Marion Masonry Materials of Ocala, LLC for the expansion of that existing operation.

Austin Dailey, SE 11<sup>th</sup> Avenue, attorney on behalf of the applicant, advised that the property is owned by Agri-Source, Inc. The owners have contracted to sell the property to 3855 35<sup>th</sup> Street, LLC, which is the landholding company for Marion Masonry of Ocala, LLC. He stated the subject property is outside the CRA, noting a CRA is an aesthetic standard and not a use standard.

In response to Commissioner Zalak, Mr. Dailey advised that the buffers will be addressed during the site plan process.

Commissioner Zalak questioned what the enhanced buffer would be if the Board approved the M-2 zoning. Ms. Brugnoli advised that the subject parcel is not located within the required enhanced architectural area.

Mr. Dailey commented on the compatibility of the M-2 zoning with the surrounding area and the Comprehensive Plan. He advised that the zoning is what is being considered today, noting the use will be addressed during the site plan phase.

Mr. Minter advised that if the Board approved the M-2 zoning any of the uses allowed in M-2 could be done, noting it would not have to be the expansion of the Masonry business. He stated the applicant providing a scientific analysis of the concrete plant operations

November 17, 2025

would not have any bearing on the zoning change if the property is used in a different manner.

Mr. Dailey opined that it would not make sense from a procedural standpoint to make that analysis a requirement at the zoning phase because it is not tied closely enough to the use.

In response to Commissioner Stone, Mr. Dailey advised that the applicant can provide the intended use to the Board, but that use could change in the future.

General discussion ensued.

Mr. Dailey advised that it is not a zoning level consideration to determine if the applicant complies under the P-SPOZ, because there are too many potential moving parts for the Board to consider.

Commissioner McClain questioned if the current operation is being done on M-1 why is M-2 necessary. Mr. Dailey advised that a portion of the property is already M-2

Ms. Brugnoli advised that the expansion would need to meet the current Code, noting the current use is permitted in M-2 and not in M-1. She stated the existing operation predates the zoning; therefore, it is allowed. Any expansion would require the land be in compliance with the current Code.

In response to Commissioner Zalak, Ms. Brugnoli referred to the list of allowed uses in M-2 as shown on the overhead screens.

Chairman Bryant opened the floor to public comment.

There being none, Chairman Bryant advised that public comment is now closed.

In response to Commissioner Zalak, Ms. Brugnoli advised that a Type C buffer along the roadway would be required.

Mr. Minter advised that P-SPOZ is an overlay area, which further restricts what can be done within the normal zoning categories. He stated Section 5.4.4 of the LDC prohibits certain uses within the P-SPOZ, unless demonstration to the Planning and Zoning Manager, based on credible data, that the proposed use will not pose a potential threat. Commissioner Curry out at 3:23 p.m.

In response to Mr. Minter, Mr. Dailey stated the P-SPOZ should be considered at the time of development approval.

Mr. Minter advised that if the Board approved the zoning change the development of the property is conditioned upon the owner demonstrating the proposed use will not pose a potential threat to the P-SPOZ.

Commissioner Zalak questioned what tests are in place or what evidence is required for the Growth Services Director to consider. Mr. Minter stated a ground water expert may be needed to provide an analysis of the site and provide an opinion on the proposed use. Commissioner Stone advised that the business is currently operating, which will make it easier to prove the impact on the area.

Commissioner Curry returned at 3:25 p.m.

General discussion ensued.

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to approve the zoning change from A-1 to M-2, disagreeing with Growth Services staff and agreeing with the P&Z Commission, based on findings and recommendations that the proposed use will not adversely affect the public interest, is consistent with the Comprehensive Plan and is compatible with the surrounding land uses. The motion was unanimously approved by the Board (5-0).

**1.3. Adoption of Ordinance**

**1.3.1.** The Deputy Clerk presented Affidavits of Mailing and Posting of Notices received from Growth Services Director Charles Varadin and Deputy Clerk Lewter regarding petitions for rezoning and Special Use Permits heard earlier in the meeting.

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to adopt Ordinance 25-52 amending the Marion County Zoning Map pursuant to individual decisions made by the Board on each application heard in the public hearing. The motion was unanimously approved by the Board (5-0).

Ordinance 25-52 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING AND SPECIAL USE PERMIT APPLICATIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

**NEW BUSINESS:** Commissioner Stone commented on the calendar for the upcoming year, noting the extra zoning meetings is being proposed to move from the third Monday afternoon to the third Wednesday afternoon.

Commissioner Zalak advised that the change was approved at the Tuesday, November 4, 2025 meeting.

Mr. Bouyounes stated the two conflicts brought forward relate to the Central Florida Regional Planning Council, noting those additional zoning meetings will take place on the first Tuesday afternoon of the month.

Commissioner Stone requested January 21, 2026 meeting to be moved.

Mr. Bouyounes advised that the January 21, 2026 meeting was moved to January 6, 2026 at 2:00 p.m.

Ms. Straub stated the change is reflected on the public calendar.

There being no further business to come before the Board, the meeting thereupon adjourned at 3:29 p.m.

\_\_\_\_\_  
Kathy Bryant, Chairman

Attest:

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Gregory C. Harrell, Clerk

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