

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 March 30, 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, Danny Gaekwad, Jerry Lourenco, Andy Bonner, and Alternate Paul Stentiford.

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 Sarah Wells, Jared Rivera, and Erik Kramer, and Administrative Staff Assistant Kimberly Lamb.

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

Vice Chair Greg Lord and Chief Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

260401SU - Bess Pasture Hunt Club, Inc.

Special Use Permit to Allow for a 185' Lattice Telecommunication Tower Facility, in a General Agriculture (A-1) Zone, 1.25 Acre Parcel, on Parcel Number 4122-498-000, Site Address 7485 SW 160th Street, Dunnellon, FL 34432

Michael Behar 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 Andy Bonner. The motion passed unanimously, 5-0.

2. Consider the Following Individual Requests

260403ZC - SeaSure LLC (PULLED FROM CONSENT)

Zoning Change from Regional Business (B-4) to Rural Residential (RR-1) Zone, for All Permitted Uses, 0.65 Acre Parcel, on Parcel Number 2003-101-000, No Address Assigned

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

There were no members of the public who spoke during Public Comment.

Jerry Lourenco 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 Danny Gaekwad. The motion passed unanimously, 5-0.

260402ZC – Gironj LLC (CONTINUED DATE CERTAIN TO APRIL 27, 2026)

Zoning Change from Single-Family Dwelling (R-1) to Heavy Business (B-5) Zone, For All Permitted Uses, 0.48 Acre Parcel, on Parcel Number 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 denial.

There were no members of the public who spoke during Public Comment.

This item was continued to the April 27, 2026, Planning and Zoning Meeting.

Michael Behar made a motion to continue this item Date Certain to the April 27, 2026, Planning and Zoning Commission Meeting. Seconded by Andy Bonner. The motion passed unanimously, 5-0.

25-L05 - EAR-Based Comprehensive Plan Amendment

Large-Scale Text Amendment to Amend the Marion County Comprehensive Plan After the Evaluation and Appraisal Report

Deputy Director, Ken Weyrauch, presented the amendment and read updated language into the record.

Michael Behar made a motion to agree with the staff's recommendations and recommend approval. Seconded by Danny Gaekwad. The motion passed unanimously, 5-0.

3. Other Business

Deputy Director Ken Weyrauch reminded the board that the Planning Officials Training is scheduled for April 9, 2026.

4. Review the Minutes of the Previous Meeting

Michael Behar made a motion to approve the minutes from the February 23, 2026, Planning and Zoning Commission Meeting. Seconded by Andy Bonner. The motion passed unanimously, 5-0.

ADJOURNMENT

The meeting adjourned at 6:24 PM

Attest:


 Kimberly Lamb, Administrative Staff Assistant


 Greg Lord, Vice Chairman

 Danny Gaekwad