

Planning and Zoning Commission
Recommendation Report for the April 16, 2024 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on March 25, 2024 during the P&Z Commission Public Hearing.

Items on the Consent Agenda

240301SU – Jimmy and Kathleen Bryan

Special Use Permit allow a personal horse and two (2) personal miniature horses to reside at the property, Single-Family Dwelling (R-1) Zone, 2.97 acres, Parcel Account Number 1802-017-032, Site Address 4729 SW Floral Ct., Dunnellon, FL 34431.

Michael Kroiter made a motion to agree with 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. Passed by unanimous decision.

240302SU – Marion County Public Safety

Special Use Permit for a 250' communication tower and equipment compound, Single-Family Dwelling (R-1) Zone, 15.34 acres, Parcel Account Number 8009-0000-60, Site Address 5950 SW 150th Lane, Ocala, FL 34473.

Michael Kroiter made a motion to agree with 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. Passed by unanimous decision.

240303SU – Marion County Public Safety

Special Use Permit for a 250' communication tower and equipment compound, Government Use (G-U) and Heavy Business (B-5) Zone, 36.46 acres, Parcel Account Number 12841-001-00, Site Address 1750 NW 100th St., Ocala, FL 34475.

Michael Kroiter made a motion to agree with 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. Passed by unanimous decision.

240404ZC – Angela Hodges

Zoning Change from Regional Business (B-4) to Rural Residential (RR-1), for all permitted uses, 1.16 acres, Parcel Account Number 2003-098-001, No Address Assigned.

Michael Kroiter made a motion to agree with 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. Passed by unanimous decision.

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240407ZC – Domenic & Marianna Martelli

Zoning Change from Heavy Business (B-5) to General Agriculture (A-1), for all permitted uses, 265.28-acre portion of a 703.98 Acre Tract, Parcel Account Numbers 21317-000-00 and 21317-000-01, Site Address 13123 SW 41st Pl, Ocala, FL 34481.

Michael Kroiter made a motion to agree with 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. Passed by unanimous decision.

240403SU – Verizon Wireless (WITHDRAWN BY APPLICANT)

Special Use Permit to allow wireless antenna upgrade, generator installation, and cabinet installation at existing cell tower site, Multiple-Family Dwelling (R-3) Zone, 23.01 acres, Parcel Account Number 9027-1818-01, Site Address 207 Midway Rd (All Units), Ocala, FL 34472.

This item was withdrawn by applicant prior to the meeting and included as information only.

Items for Individual Consideration

240401SU – Judith Romani and Jennifer Bowden (WITHDRAWN BY APPLICANT)

Special Use Permit for a personal kennel of twenty-five (25) dogs, General Agriculture (A-1) Zone, 52.7 acres, Parcel Account Number 12839-001-00, Site Address 3781 NW 100th St, Ocala, FL 34475.

Item was Withdrawn by Applicant.

240402SU – Nicole and Brett Woller

Special Use Permit to allow a kennel of ten (10) dogs for breeding animals with sales on site, in addition to six (6) goats, two (2) roosters, Single-Family Dwelling (R-1) Zone, 0.78 acres, Parcel Account Number 4218-253-005, Site Address 2735 SE 140th Place, Summerfield, FL 34491.

Michael Behar made a motion to agree with 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 Kroiter. Passed 5 to 1 with Thomas Fisher dissenting.

240405ZC – Wanda Roman

Zoning Change from Single-Family Dwelling (R-1) to Mixed Residential (R-4), for all permitted uses, 0.33 acres, Parcel Account Numbers 9042-1672-01, Site Address 14610 SE 112th Place, Ocklawaha, FL 32179.

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Michael Kroiter made a motion to agree with 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. Seconded by Andy Bonner. Passed 5 to 1 with Jerry Lourenco dissenting.

240408ZC – Baldwin Angus Ranch

Zoning Change from Multiple-Family Dwelling (R-3) to General Agriculture (A-1), for all permitted uses, 17.59 acres, Parcel Account Numbers 13492-003-00, Site Address 3221 NW 56th Street, Ocala, FL 34475.

Jerry Lourenco made a motion to disagree with 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. Passed 5 to 1 with Thomas Fisher dissenting.