

Marion County

Planning & Zoning Commission

Action Summary

Monday, April 28, 2025

5:30 PM McPherson Governmental Campus
Auditorium

Hearing Assistance Devices are available for use during the Public Hearing. Please ask any staff member to assist you.

Pledge of Allegiance and Invocation

Present	Board Member Thomas Fisher, Chairman Greg Lord, Board Member Michael Behar, Board Member Jerry Lourenco, Vice Chair Michael Kroitor, and Board Member Andy Bonner
Absent	Board Member Danny Gaekwad

Call to Order

Acknowledgement of Proof of Publication and Mailing and Posting of Notice

Proof of Publication

Explanation of Procedure for Hearing Requests

1. Consider the Following Requests on Consent

Motion by Board Member Behar, second by Board Member Bonner, to approve the Consent agenda items. The motion carried by the following vote:

Aye: 6

Nay: 0

- 1.1. **250501SU - AKBNN, LLC, Special Use Permit to Allow for the Sale and Consumption of Beer and Wine in a Full-Service Restaurant Within 1,000' of a Religious Institution, 1.28 Acre Parcel, Parcel Account Number 31856-006-01, Site Address 5855 SE 5th Street, Ocala, FL 34472**
- 1.2. **250503ZC - Sarah Meier, Zoning Change from Community Business (B-2) Portion of the Parcel to General Agriculture (A-1), on a ±5.36 Acre Portion of a 10.56 Acre Parcel, Parcel Account Number 05786-003-01, No Address Assigned**

- 1.3. **250504ZC - Billie L. Armstrong, Zoning Change from Community Business (B-2) to Single Family Dwelling (R-1), ±1.43 Acre Parcel, Parcel Account Number 9019-0000-05, No Address Assigned**
- 1.4. **250505ZC- Gary & John Martin, Zoning Change from Mixed Residential (R-4) to Rural Residential (RR-1), ±4.60 Acres, Parcel Account Number 3499-003-116, Site Address 10850 SW 105th Avenue, Ocala, FL 34481**

2. Consider the Following Individual Requests

- 2.1. **25-S04 - Thomas R. Moore, Small-Scale Land Use Amendment from Rural Land (RL) to Rural Activity Center (RAC), 23.62 Acres, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482**

This item will be Continued to Date Certain, June 30, 2025 Planning and Zoning Meeting. Motion by Vice Chair Kroitor, second by Board Member Behar, to continue this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

- 2.2. **250207ZC - Thomas R. Moore, Zoning Change from General Agriculture (A-1) to Rural Activity Center (RAC), 23.62 Acres, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482**

This item will be Continued to Date Certain, June 30, 2025 Planning and Zoning Meeting. Motion by Vice Chair Kroitor, second by Board Member Behar, to continue this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

- 2.3. **250506ZC - Moser Family Trust, Zoning Change from General Agriculture (A-1) to Residential Estate (R-E), 9.05 Acre Parcel, Parcel Account Number**

Board Member Michael Behar recused himself from deliberations on this matter, citing a personal interest in opposing the request. Motion by Board Member Lourenco, second by Board Member Bonner, to approve this agenda item. The motion carried by the following vote:

Aye: 5

Nay: 0

Recused 1

- 2.4. 250507ZP - Lake Louise, LLC, Zoning Change from Single-Family Dwelling (R-1) to Planned Unit Development (PUD) for a Maximum Proposed Total of 151 Residential Units, 9.51 Acre Tract, Parcel Account Numbers 3060-007-004 and 3060-004-001, No Address Assigned

Motion by Board Member Behar, second by Board Member Fisher, to deny this agenda item. The motion failed by the following vote:

Aye: 3

Nay: 3

- 2.5. 250508ZP - Maro Management, LLC, Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to Amend the Existing Maro 111 PUD (Formerly Maro 200 PUD) to Revise the Townhome Development Standards to Reduce the Minimum Townhome Unit Width from 25-feet to 20-feet for a Maximum Total of 499 Residential Units with No Other Changes Proposed, ±111.13 Acres, Parcel Account Number 35770-055-05, No Address Assigned

Motion by Board Member Behar, second by Vice Chair Kroitor, to approve this agenda item. The motion carried by the following vote:

Aye: 5

Nay: 1

- 2.6. 250509ZP - CORTA Ocala, LLC, Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to Amend the Existing PUD (240506ZP) to Include One (1) Additional Parcel and Modify Ingress and Egress, 9.13 Acre Tract, Parcel Account Numbers (Multiple, 16 Parcels in Total) 3501-200-018, 3501-200-019, 3501-200-020, 3501-200-021, 3501-200-022, 3501-200-023, 3501-200-034, 3501-200-035, 3501-200-036, 3501-200-037, 3501-200-038, 3501-200-039, 3501-200-040, 3501-400-002, 3501-400-003, and 3501-400-004, Site Addresses (Multiple) 8410, 8422, 8424, 8426, 8428, 8430, 8440 SW Hwy 200, Ocala, FL 34481

Motion by Board Member Lourenco, second by Vice Chair Kroitor, to approve this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

3. Other Business

4. Review Minutes of Previous Meeting

Motion by Board Member Bonner, second by Board Member Behar, to approve this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

4.1. March 31, 2025