

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 May 29, 2024 at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, Ocala Florida.

PLEDGE OF ALLEGIANCE AND INVOCATION

Greg Lord led the Invocation and the Pledge of Allegiance.

CALL TO ORDER

Board members present were Chairman Greg Lord, Michael Kroiter, Andy Bonner, Danny Gaekwad, alternate member William Heller and alternate member Thomas Fisher.

Staff members present were Chief Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Ken Odom, Eryn Mertens, Kathleen Brugnoli, Marcus Lloyd and Xinyi Chen, and Administrative Manager Sage Dick.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Sage Dick 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

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

1. Items on the Consent Agenda

240604SU - Heart of Florida Youth Ranch

Special Use Permit for On-Site Faith Based (PACE Curriculum) School for Residents Only, General Agriculture (A-1) Zone, 61.00 acres, Parcel Account Number 07619-001-00, Site Address 15833 North US 301, Citra, FL 32113

240606ZC - Jordan, Jeffrey J.

Zoning Change from Community Business (B-2) to General Agriculture (A-1), 11.30 Acres, Parcel Account Number 16220-000-00, Site Address 12400 NE Hwy 314. Silver Springs, FL 34488

240608ZC - PAC3 Properties LLC

Zoning Change from Single Family Dwelling (R-1) to Residential Agriculture Estate (R-E), 0.82 Acres, Parcel Account Number 14769-000-00, Site Address 6725 W Anthony Road, Ocala, FL 34479

240610ZC - Weaver Sammy J EST, Stauss Don H. Jr. et. al.

Zoning Change from Single Family Dwelling (R-1) to Residential Agriculture Estate (R-E), 33.06 Acre Tract, Parcel Account Numbers 49339-001-00 and 49361-000-00, Site Address 15790 SE 140th Avenue, Weirsdale, FL 32195

240611ZP - Acristo Investment, LLC

Zoning Change from Multiple Family Dwelling (R-3) to Residential Planned Unit Development (R-PUD) for a Multiple-Use Development Including Eight Dwelling Units, 0.46 Acres, Parcel Account Number 8003-0338-12, No Address Assigned

24-S05 - Golden Bridge International, LLC / Meyer Development

Small Scale Land Use Change from Medium Residential (MR) to High Residential (HR), 0.34 Acres, Parcel Account Number 2304-017-001, No Site Address Assigned

240605SU- Original 108 Properties, LLC

Special Use Permit for a Warehouse, Community Business (B-2) Zone, 0.59 acres, Parcel Account Number 8002-0244-01, Site Address 13776 SW 38th Avenue Road, Ocala, FL 34473

Danny Gaekwad made a motion to agree with staff’s findings and recommendation, and recommend approval of applications on the consent agenda 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 Andy Bonner. Passed unanimously.

2. Consider the Following Individual Requests

240607ZC - Seven Saddle Equestrian Inc (PULLED FROM CONSENT)

Zoning Change from Mixed Residential (R-4) to General Agriculture (A-1), 4.87 Acres, Parcel Account Number 12678-000-00, Site Address 4574 NW 100th Street, Ocala, FL 34482

Planner Xinyi Chen, Growth Services, presented the case and read the report into the record. Staff recommends Approval. Lester Holly, Code Enforcement, addressed the board regarding code violation and complaint.

The property owner and applicant did not address the board.

The following members of the public spoke during Public Comment:

- Masha Pechenik – 9751 NW 45th Ave, Ocala, 34482
 - Opposed, concerns about noise, maintaining rural community instead of commercial use, threats from applicant regarding Code Enforcement complaint
- Peter Grigoriev - 9751 NW 45th Ave, Ocala, 34482
 - Opposed, concerns about noise, late hours from commercial use, RV’s and traffic

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 Thomas Fisher. Passed 5 to 1 with William Heller dissenting.

240609ZC - Gerbitz, Jeffrey and Susan (PULLED FROM CONSENT)

Zoning Change from General Agriculture (A-1) to Residential Estate (R-E), 4.96 acres, Parcel Account Number 3564-006-000, No Address Assigned

Planner Ken Odom, Growth Services, presented the case and read the report into the record. Staff recommends Approval.

Jeff Gerbitz, 9805 SW 44th Terrace, Ocala, FL 34476, property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Tom Worthington – 8480 SW 73rd Ave, Ocala, 34476
 - Opposed, concerns about sewers/well, HOA/Deed restrictions, thought this was going to be (16) 0.25 acre lots, is not against (4) 1 acre lots
- Winston Smith – 7445 SW 83rd Place, Ocala, 34476
 - Opposed, concerns about applicants' intentions after property is split
- Lisa Melendy – 8461 SW 74th Court, Ocala, 34476
 - Opposed, concerns about traffic, crime, additional splits to parcels
- Janet Barber – 8580 SW 73rd Ave, Ocala, 34476
 - Opposed, concerns about traffic and speeding cars, lot sizes, against additional development
- Leslie Boileau – 7660 SW 86th Lane, Ocala, 34476
 - Opposed, spoke about A-1 zoning but 1 acre lots
- Robin Boileau – 7660 SW 86th Lane, Ocala, 34476
 - Opposed, concerns about flooding and impermeable surface area and WRAs

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 Danny Gaekwad. Failed to pass 2 to 4 with Andy Bonner, Greg Lord, William Heller and Thomas Fisher dissenting.

Andy Bonner made a motion to disagree 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 Thomas Fisher. Passed 4 to 2 with Michael Kroiter and Danny Gaekwad dissenting.

240603SU - Ricardo and Dunia Rosales

Special Use Permit for Parking Three Commercial Vehicles, General Agriculture (A-1) Zone; 1.14 Acres, Parcel Account Number 2331-009-018; Site Address 7745 SW 15th PL, Ocala, FL 34474

Planner Marcus Lloyd, Growth Services, presented the case and read the report into the record. Staff recommends Approval with Conditions. Diana Durbin, Code Enforcement, addressed the board regarding code violation and complaint.

Dunia Rosales, 7745 SW 15th PL, Ocala, 34474, property owner and applicant, addressed the Board.

Andy Bonner 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.

240612ZP - Farrior Investments, LTD

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) for Commercial Incinerator, Stockpiling of Trees and Debris, Sale of Processed Materials and Collection and Sale of Sand from Wood and Vegetation, 49.93 Acre Portion of 2,623.64 Acres, Parcel Account Number 41343-000-00, Site Address 6000 SW 165th Street Unit A, Ocala FL 34473

Planner Kathleen Brugnoli, Growth Services, presented the case and read the report into the record. Staff recommends Denial.

David Tillman, Tillman & Associates, 1720 SE 16th Avenue, Ocala, FL 34471, representing the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Stormy Hilton – 451 NE 155th ST. Road, Citra, 32113
 - In Favor, close to area, services the members of community in that area

William Heller 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 Thomas Fisher. Passed 4 to 2 with Greg Lord and Danny Gaekwad dissenting.

3. Other Business

4. Review Minutes of Previous Meeting

Danny Gaekwad made a motion to approve the minutes from the April 29, 2024 Planning and Zoning Commission meeting. Seconded by Andy Bonner. Passed by unanimous decision.

ADJOURNMENT

The meeting adjourned at 7:50 PM

Attest:



Sage Dick

Administrative Manager



Greg Lord, Chairman