

**PLANNING AND ZONING COMMISSION  
RECOMMENDATION REPORT  
September 27, 2021**

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 Zoning Department files for record purposes.
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**CONSENT AGENDA ITEMS:**

The following items were recommended by staff for approval with conditions, there were no opposition letters within 300 feet and no opposition at the Planning and Zoning Commission meeting.

	<u>ITEM</u>	<u>OWNER</u>	<u>FROM-TO</u>	<u>ACREAGE</u>
<u>1</u>	<u>21-L04</u>	<u>MC Property Rights Amendment</u>	<u>Text Amendment</u>	<u>na</u>
<u>2</u>	<u>211002SU</u>	<u>Ismael Morejon Gonzalez</u>	<u>Special Use Permit in A-1</u>	<u>1.07</u>
<u>3</u>	<u>211005Z</u>	<u>Bruce Denson, Bradley Denson and Donna Heilman</u>	<u>B-5 to M-1</u>	<u>5.11</u>
<u>4</u>	<u>211011Z</u>	<u>Aldana Contracting LLC</u>	<u>B-4 to RR-1</u>	<u>0.92</u>
<u>5</u>	<u>211015Z</u>	<u>Elmer Wayne Cates Trust</u>	<u>A-1 and B-2 to A-1</u>	<u>8.5</u>

Motion was made by Danny Gaekwad and seconded by Jerry Lourenco to agree with staff’s findings and recommendation, and recommend approval of the following Consent Agenda items (21-L04, 211002SU, 211005Z, 211011Z and 211015Z) based on the following findings of fact:

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 6-0**

**CONTINUED UNTIL OCTOBER 25, 2021:**

- ITEM 211016Z-Maria E. Ramirez Family Rev. Trust, B-2 and B-4 to B-4, 0.49 Acres
- ITEM 210903Z-BJW Property Services, LLC. Brian and Erica Walton, R-4 to B-5, 4.28 Acres

**CONTINUED INDEFINITELY:**

- ITEM 21-L02-Horse Farms Forever, Inc. Future Land Use Test Amendment

**PULLED FROM THE CONSENT AGENDA THE DAY OF THE MEETING:**

- ITEM 211004SU- Evangelical Bible Mission, Inc., Gerald Bustin, Special Use Permit in R-3, 3.0 Acres
- ITEM 211007Z- D32 Invest, LLC. Werner Macedo, PUD to PUD (Carissa Oaks), 16 Acres

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**6. 211004SU- Evangelical Bible Mission, Inc. Gerald Bustin**

WRITTEN OPPOSITION WITHIN 300 FEET 1 of 50= 2%

Planning and Zoning Commission Recommendation

Motion was made by Danny Gaekwad seconded by Michael Behar to agree with staff's findings and recommendation, and recommend approval of the requested 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 6-0 The P&Z Board recommending to delete condition 6:**

6. Pastures will need to be seeded as needed to maintain a healthy amount of grass cover.

**7. 211007Z- D32 Invest, LLC. Werner Macedo (Carissa Oaks)**

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 16= 0%

Planning and Zoning Commission Recommendation

Motion was made by Jerry Lourenco seconded by Danny Gaekwad to agree with staff's findings and recommendation, and recommend approval of the requested 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 tied 3-3 with Thomas Fisher, Greg Lord and Michael Behar dissenting**

**8. 21-S08- B&W Land Holding, LLC. Bradford Dinkins**

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 53= 0%

Motion was made by Michael Behar seconded by Jerry Lourenco to disagree with staff's findings and recommendation, and recommend approval of the requested small scale land use 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 6-0

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**9. 21-S09– Kapildeo Shamnarine**

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 5= 0%

Planning and Zoning Commission Recommendation

Motion was made by Michael Behar seconded by Jerry Lourenco to disagree with staff's findings and recommendation, and recommend approval of the requested Small Scale Land Use 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 4-2 with Thomas Fisher and Danny Gaekwad dissenting

**10. 210906Z– Flying Eagle Resources, LLC. Ursula Henning, Manager (Fountain Villas)**

WRITTEN OPPOSITION WITHIN 300 FEET 6 of 32= 19% (Petition with 90 signatures)

Planning and Zoning Commission Recommendation

Motion was made by Michael Behar seconded by Thomas Fisher to agree with staff's findings and recommendation, and recommend denial of the requested Zoning Change 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 6-0

**11. 211001SU– Antonio and Jennifer Tuggerson**

WRITTEN OPPOSITION WITHIN 300 FEET 2 of 14= 14%

Planning and Zoning Commission Recommendation

Motion was made by Andy Bonner seconded by Thomas Fisher to agree with staff's findings and recommendation, and recommend denial of the requested 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 6-0

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**12. 211006Z– Armstrong Land, LLC. (Whisper Woods)**

WRITTEN OPPOSITION WITHIN 300 FEET 4 of 64= 6%

Planning and Zoning Commission Recommendation

Motion was made by Michael Behar seconded by Danny Gaekwad to agree with staff's findings and recommendation, and recommend approval of the requested 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 6-0

**13. 211008Z– Enrique Suarez (West PUD)**

WRITTEN OPPOSITION WITHIN 300 FEET 7 of 119= 6% (Petition with 107 signatures)

Planning and Zoning Commission Recommendation

Motion was made by Jerry Lourenco seconded by Danny Gaekwad to agree with staff's findings and recommendation, and recommend approval of the requested 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 tied 3-3 with Michael Behar, Andy Bonner and Thomas Fisher dissenting

**14. 211009Z– Coba Homes Corporation, George Coba (East PUD)**

WRITTEN OPPOSITION WITHIN 300 FEET 9 of 86= 10% (Petition with 107 signatures)

Planning and Zoning Commission Recommendation

Motion was made by Michael Behar seconded by Andy Bonner to disagree with staff's findings and recommendation, and recommend denial of the requested Zoning Change 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 tied 3-3 with Greg Lord, Danny Gaekwad and Jerry Lourenco dissenting

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**15. 211013Z– Longreen Farm LLC. David Hooper (Ocala South Townhomes)**

WRITTEN OPPOSITION WITHIN 300 FEET 1 of 18= 6%

Planning and Zoning Commission Recommendation

Motion was made by Danny Gaekwad seconded by Michael Behar to agree with staff's findings and recommendation, and recommend approval of the requested 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 6-0

**16. 211017Z– Randall and Cheri Futch**

WRITTEN OPPOSITION WITHIN 300 FEET 1 of 23= 4%

Planning and Zoning Commission Recommendation

Motion was made by Michael Behar seconded by Andy Bonner to agree with staff's findings and recommendation, and recommend approval of the requested R-E 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 6-0

**17. 211018Z– Marco Polo Builders, Inc. Katica Pavicic (Marco Polo Apartments)**

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 28= 0%

Planning and Zoning Commission Recommendation

Motion was made by Jerry Lourenco seconded by Danny Gaekwad to agree with staff's findings and recommendation, and recommend approval of the requested 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 5-1 with Michael Behar dissenting