

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 June 24, 2024 at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25<sup>th</sup> 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 Behar, Andy Bonner, Jerry Lourenco, alternate member William Heller and alternate member Thomas Fisher.

Staff members present were Assistant County Administrator Tracy Straub, Chief Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Kathleen Brugnoli, Marcus Lloyd and Administrative Manager Sage Dick and Staff Assistant Autumn Williams.

**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**

**240701SU – Skyway Towers LLC**

Special Use Permit to Allow for a 150' Tower, Heavy Business (B-5) Zone, 1.94 Acres, Parcel Account Number 36882-000-00, No Site Address Assigned. (CASE WITHDRAWN)

**240706SU – Richard Bernasol**

Special Use Permit to Allow Commercial Development of Enclosed Warehouse, in a Community Business (B-2) Zone, 5.39 Acres, Parcel Account Number 41489-000-00, No Site Address Assigned. (CASE WITHDRAWN)

**240707ZC – Ocala Equine Hospital Real Est, LLP**

Zoning Change from Community Business (B-2) to General Agriculture (A-1), 22.38 Acres, Parcel Account Numbers 12557-000-00 and 12557-001-000, Site Address 108555 NW Hwy 27, Ocala, FL 34482

**240709ZC – Southern Beauty Real Estate**

Zoning Change from Single Family Residential (R-1) to Residential Office (R-O) on 0.62 acres, Parcel Account Number 29959-000-00, Site Address 2631 SE Lake Weir Avenue, Ocala, FL 34471

Thomas Fisher made a motion to agree with staff’s findings and recommendation, and recommend approval of the 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 Michael Behar. Passed unanimously.

**2. Consider the Following Individual Requests**

**240710ZC – YPSG, Inc. (PULLED FROM CONSENT)**

Zoning Change from Regional Business (B-4) to Community Business (B-2), 0.33 Acres, Parcel Account Number 4879-003-001, Site Address 13414 E Hwy 25, Ocklawaha, FL 32179

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

The property owner and applicant did not address the board.

The following members of the public spoke during Public Comment:

- Mary Mills – 12395 SE 133rd Terrace, Ocklawaha, 32183
  - Opposed, concerns about what kind of business and structure going here
- Amy Rowell – 13474 SE 124<sup>th</sup> PL, Ocklawaha, 32183
  - Opposed, concerns about what kind of business and structure going here

Michael Behar 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 Andy Bonner. Passed unanimously.

**240711SU - YPSG, Inc. (PULLED FROM CONSENT)**

Special Use Permit for a Warehouse for Storage of Telecommunication Equipment in a Community Business (B-2) Zone, 0.56 Acres, Parcel Account Numbers 4879-003-001 and 4879-003-006, Site Address 13414 E Hwy 25, Ocklawaha, FL 32179

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

The property owner and applicant did not address the board.

The following members of the public spoke during Public Comment:

- Mary Mills – 12395 SE 133rd Terrace, Ocklawaha, 32183
  - Opposed, concerns about what kind of business and structure going here

- Amy Rowell – 13474 SE 124<sup>th</sup> PL, Ocklawaha, 32183
  - Opposed, concerns about what kind of business and structure going here

Jerry Lourenco 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 unanimously.

**240704SU – Olivia O’Quinn and Marvin Davis**

Special Use Permit to Allow for an Existing Pole Barn Built Without Permit, in a Single-Family Dwelling (R-1) Zone, 0.34 Acres, Parcel Account Number 1072-002-002, No Address Assigned

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

Olivia O’Quinn, 15271 NE 243rd Court, Fort McCoy, 32134, property owner and applicant, addressed the Board.

Cindi Volz, 15290 NE 216<sup>th</sup> Court, Fort McCoy, 32134, representing the property owner and applicant, addressed the Board.

Andy Bonner made a motion to disagree 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 unanimously.

**240708ZC – Willie L. Turner**

Zoning Change from General Agriculture (A-1) to Rural Commercial (RC-1), 1.11 Acre Portion of 10.03 Acres, Parcel Account Number 07570-102-00, No Address Assigned.

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

Willie Turner, 16787 N US Highway 301, Citra, 32113, property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Mark Watros – 16250 N US Highway 301, Citra, 32113
  - Opposed, concerns about flooding due to the hilly/uneven land.
- Gregory Bean – 750 NE 165<sup>th</sup> Street, Citra, 32113
  - Opposed, concerns of what is planning on being developed here and doesn’t want any more commercial use in the area/maintain the area as it is.
- Brian Watros - 16250 N US Highway 301, Citra, 32113
  - Opposed, concerns about what is planning on being developed here, the safety of the animals and kids in the area with this added commercial activity.

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 William Heller. Motion Failed 3 to 3 with Andy Bonner, Michael Behar, and Thomas Fisher dissenting.

**24-S06 – David Reynolds**

24-S06 - David Reynolds, Small Scale Future Land Use Change from Rural Land (RL) to Commercial (COM), 2.27 Acres, Parcel Account Number 48375-000-00, Site Address 6885 SE HWY 42 US, Summerfield, FL 32113

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

David Reynolds, 15360 SE 73<sup>rd</sup> Avenue, Summerfield, 34491, property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Jimmy James– 648 SE 32<sup>nd</sup> Avenue, Ocala, 34482
  - In favor, applicant has cleaned up the area and taken good care of the grounds by doing so.

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 Jerry Lourenco. Passed 5 to 1 with Thomas Fisher dissenting.

**240712ZC – David Reynolds (Withdrawn)**

Zoning Change from Community Business (B-2) and to Heavy Business (B-5), 2.27 Acres, Parcel Account Number 48375-000-00, Site Address 6885 SE HWY 42 US, Summerfield, FL 32113

Item has been Withdrawn.

**3. Other Business**

Remarks by Tracy Straub, Assistant County Administrator

**4. Review Minutes of Previous Meeting**

Andy Bonner made a motion to approve the minutes from the May 29, 2024 Planning and Zoning Commission meeting. Seconded by Thomas Fisher. Passed unanimously.

**ADJOURNMENT**

The meeting adjourned at 7:55 PM

Attest:

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Greg Lord, Chairman

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Sage Dick

Administrative Manager

DRAFT