

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 30, 2025, 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**

Michael Behar led the Invocation and the Pledge of Allegiance.

### **CALL TO ORDER**

Board members present were Vice Chair Michael Kroitor, Andy Bonner, Michael Behar, and Jerry Lourenco.

Staff members present were Assistant County Administrator Tracy Straub, Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Kathleen Brugnoli, Sarah Wells, Erik Kramer, Jared Rivera, Administrative Manager Nate Mittler, Administrative Staff Assistant Autumn Williams, and Staff Assistant IV Kim Lamb.

### **ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE**

Autumn Williams 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**

Vice Chairman Michael Kroitor and Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

#### **1. Items on the Consent Agenda**

##### **250703ZC – Justin and Katelyn Kardell**

Zoning Change from Neighborhood Business (B-1) to Single-Family Dwelling (R-1), 0.51 Acres, Parcel Account Number 1507-004-000, Site Address 1701 NE 60th Street, Ocala, FL 34479

##### **250704ZC – Sicurezza, LLC**

Zoning Change from Single-Family Dwelling (R-1) to Mixed Residential (R-4), 0.86 Acre Tract, Parcel Account Numbers 3500-001-040 and 3500-001-046, Site Addresses 11212 and 11252 SW 109th Place Dunnellon, Florida, 34432

**250707ZP – A & B Properties Services, LLC**

Zoning Change from Multiple-Family Dwelling (R-3) to Residential Planned Unit Development (R-PUD), 0.55 Acre Parcel, Parcel Account Number 8004-0433-18, Address 351 Marion Oaks Boulevard, Ocala, FL 34473

Michael Behar made a motion to agree with the staff's findings and recommendations, 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 Andy Bonner. The motion passed unanimously, 4-0.

**2. Consider the Following Individual Requests****250701SU – Raney's 13708 (CASE WITHDRAWN BY APPLICANT)**

Special Use Permit to Allow for Hosting Outside Music Events, Carnivals, Trade Shows, Expos, Car Shows, Food Truck Rallies, Festivals, Parties, Company Events, Speaking Events, Circus, Dance Galas, and Charity Events in a Heavy Business (B-5) Zone, 33.21Acre Parcel, Parcel Account Number 13708-000-00, Site Addresses 4121 and 4125 NW 44th Avenue, Ocala, FL 34482

This item was withdrawn by the applicant and not heard.

**25-L03 – Estate of Michael Couture, Eva Couture, P.R. (CONTINUED DATE CERTAIN TO AUGUST 25, 2025)**

Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

This item was continued to the August 25, 2025, Planning and Zoning Meeting.

**250706ZP – Estate of Michael P. Couture, Eva Couture, P.R. (CONTINUED DATE CERTAIN TO AUGUST 25, 2025)**

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

This item was continued to the August 25, 2025, Planning and Zoning Meeting.

**250702ZC – Kevin and Barbara Marovich (PULLED FROM CONSENT)**

Zoning Change from Single-Family Dwelling (R-1) to General Agriculture (A-1), ±11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

Deputy Director Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Kevin and Barbara Marovich, 7600 S. Magnolia, Ocala, 34476, the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Amy Morris – 7459 SW 5<sup>th</sup> Avenue, Ocala, 34476
  - Opposed to the use of SW 5<sup>th</sup> Avenue. Questions on the proposed access to the parcel and its uses. Concerns for her grandchild if this access is being used. States this road is not county-maintained and is maintained by the people who live in the area.
- Steven Griffin – 657 SW 72<sup>nd</sup> LN, Ocala, 34476
  - Opposed to the use of SW 5<sup>th</sup> Avenue. This is a small private/privately maintained road to their neighborhood, and they do not want it used as a public access.
- Armando Santos – 7498 SW 5<sup>th</sup> Avenue, Ocala, 34476
  - Opposed, provided 2 written letters of opposition at the podium. Concurs with what has already been stated and is opposed to what is being proposed for this parcel.

Andy Bonner made a motion to agree with the 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. The motion passed unanimously, 4-0.

**25-S08 – CCO Hospitality, LLC (PULLED FROM CONSENT)**

Small-Scale Land Use Change from Rural Land (RL) to Medium Residential (MR), ± 0.62 Acre Portion of a ±154.74 Acre Parcel, Parcel Account Number 3634-000-001, Site Addresses 6823 & 6825 SE 12th Circle, Ocala, FL 34480

Planner Erik Kramer, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Fred Roberts, JR., 40 SE 11<sup>th</sup> Ave, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Andy Bonner made a motion to agree with the 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. The motion passed unanimously, 4-0.

**25-S09 – Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC (PULLED FROM CONSENT)**

Small-Scale Land Use Change from Rural Land (RL) to Commercial (COM), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned

Deputy Director Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36<sup>th</sup> Ave., Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Robert Gagnon – 14201 SE 80<sup>th</sup> Avenue, Summerfield, 34491
  - In favor, feels this property has been an eyesore for years. Asks that the trees bordering his parcel be removed because they are not maintained and continue to fall on his fence, and he has to fix it.
- Jo Cummings – 14345 SE 80<sup>th</sup> Avenue, Summerfield, 34491
  - Opposed, feels this request is not compatible with this area. States there are supposed to be shrubs to block the noise and sight of the existing PRV, but those were not maintained and have since died, no longer acting as a buffer at all. Feels the growth in the area is encroaching on the rural land in this area. The trees that are there are the only barrier to the existing PRV, and does not want them removed.
- David Cummings - 14345 SE 80<sup>th</sup> Avenue, Summerfield, 34491
  - Opposed, states he rescues bees. Feels the pesticides the RV park will spray will destroy his beehives. Concerns for the wildlife that are currently living in these 20 acres, they will have nowhere to go if they clear this land. The trees buffer his parcel from Highway 441. Feels the growth in the area is encroaching on the rural land in this area, and that the horse country is being destroyed. Concerns of traffic congestion becoming a bigger issue as more development has already been approved in the area.

- Mira Korber – 6555 SW 59<sup>th</sup> Street, Ocala, 34474
  - Opposed, concerns about the environmental impact this will cause. Questions why there are boundaries, such as the Urban Growth Boundary, if these types of requests are allowed to happen in areas not designated.

Jerry Lourenco made a motion to agree with the 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. The motion passed, 3-1, with Michael Behar dissenting.

**250705ZC (with 25-DA02) Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC (PULLED FROM CONSENT)**

Zoning Change from General Agriculture (A-1) to Recreation Vehicle Park (P-RV), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned, Accompanied by a Developer's Agreement (25-DA02) Proposed in Addition to this Zoning Change Request

Deputy Director Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36<sup>th</sup> Ave., Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-S09 would also be applied to the present case and shall be incorporated by the previous reference.

Jerry Lourenco made a motion to agree with the 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. The motion passed, 3-1, with Michael Behar dissenting.

**25-S04 – Thomas R. Moore**

Small-Scale Land Use Change from Rural Land (RL) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

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

David Tillman, 1720 SE 16<sup>th</sup> Ave., Bldg. 100, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Nancy Cavaignac – 8515 NW HWY 225A, Ocala, 34482
  - Opposed, traffic concerns. She does not want heavy trucks and equipment on the roads that are already in poor condition. Feels this use is not needed in this area. Wants the Farmland Preservation Area protected and preserved.
- Lena Sandlin – 12720 W HWY 328, Ocala 34482
  - Opposed, feels there are enough of these businesses in this area. Asks when the growth will stop? Wants the Farmland Preservation Area protected and preserved.
- Busy Shires – 4899 NW 90<sup>th</sup> Avenue, Ocala, 34482
  - Opposed, this request is within the Farmland Preservation Area and does not feel it meets the requirement to be used for a Rural Activity Center (RAC). The existing RAC in the area is not being fully used/developed at this time, and thinks this should be utilized first before adding to it. Describes approving this as inefficient commercial sprawl. Concerns that once the land use change and zoning change are approved, it opens doors for a number of other uses than what is being proposed today.

Michael Behar made a motion to agree with the 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. The motion passed, 3-1, with Jerry Lourenco dissenting.

#### **250207ZC – Thomas R. Moore**

Zoning Change from General Agriculture (A-1) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL

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

David Tillman, 1720 SE 16<sup>th</sup> Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-S04 would also be applied to the present case and shall be incorporated by the previous reference.

Michael Behar made a motion to agree with the 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. The motion passed unanimously, 4-0.

### **25-L01 – Golden Ocala Equestrian Land, LLC, et. al**

Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

Senior Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36<sup>th</sup> Ave., Ocala, FL 34471, Eric Sullivan, 445 Harbor DR. S, Indian Rocks Beach, 33785, and David Tillman, 1720 SE 16<sup>th</sup> Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Busy Shires – 4899 NW 90<sup>th</sup> Avenue, Ocala, 34482
  - Opposed, not to what is proposed, but where it is being proposed. She feels the proposed use will be located in the wrong area because the land falls within the Farmland Preservation Area. States this particular land was already removed from the Farmland Preservation Area and Urban Growth Boundary to act as a buffer for the existing horse farms. Feels these applications propose to undo all those things previously negotiated with the World Equestrian Center. States that there are no horses included in this request, making the application inconsistent with the Farmland Preservation Area.
- Ashley Johnson – 7744 NW 90<sup>th</sup> Avenue, Ocala, 34482
  - Opposed, works in the Farmland Preservation Area, and is constantly told by clients how beautiful this area is. She concurs with what was previously stated. Feels the Farmland Preservation Area should be protected. States that this proposed use can be done somewhere else within the county.
- Jenny Sesser – 12191 N Magnolia Avenue, Ocala, 34475
  - Opposed, feels this requested change breaches prior agreements, which prohibited these types of uses. Does not think this proposal is compatible with the area. States that the pesticides used to maintain these fields will ruin the soil. Feels the soccer fields are not as beautiful as a horse farm. Asks what kind of effect the noise and disruption from this type of facility will have on the horses in the area. Not opposed to what they are requesting, but is opposed to the location it is being proposed.

- Ira Stern – 4935 NW 135<sup>th</sup> Street, Reddick, 32686
  - Opposed, states this is part of the Farmland Preservation Area. Asks what the effect of these fields and hotels will be on our water sources? Asks how this will be mitigated, will there be land added to the Farmland Preservation Area? How will this affect the sports complex on 38<sup>th</sup>, which he always sees empty?
- Tim Gant – 17820 SW 3<sup>rd</sup> Street, Micanopy, 32667
  - Opposed, concurs with what has been previously stated. Asks what is the public interest in this request? How much revenue may or may not be brought to Marion County? Feels the community as a whole should be considered when speaking on public interest, and not just the applicant making the request.
- Ken Davis – 731 NE 95<sup>th</sup> Street, Ocala, 34479
  - Opposed, feels this is a deplorable thing coming to Marion County. Where is the water coming from to maintain these fields? States concerns for our Aquaphor. Asks how much of the stated revenue will actually trickle down and come into the county or stay on site for the applicant's own profits?
- Mira Korber – 6555 SW 59<sup>th</sup> Street, Ocala, 34474
  - Opposed, states that a sports facility does not support the horse community in any way. What is the community they are supporting, then?
- Nancy DiMaggio – 3358 NW 54<sup>th</sup> Court, Ocala, 34482
  - Opposed, states that what is proposed is similar to an ESP sports complex and explained that they cannot fill this more than a few event days a year, but it is mostly vacant. Concerns with the amount of water and pesticide that will be used to maintain these fields.
- Carol Demme – 11701 NW 13<sup>th</sup> Street, Ocala, 34482
  - Opposed, feels the signs were not appropriately posted, and does not think a 300ft mailing buffer is appropriate. Has safety concerns for the people who bike in this area. Traffic concerns. Feels this is not the area for this.
- Lena Sandlin – 12720 W 328, Ocala, 34482
  - Opposed, does not feel this is a good fit for the area. States her main concern is that the requested use includes building a concert hall and ice rink. Does not feel the community needs this here and asks to keep the agricultural integrity of the area.
- Greg Wheeler – 10137 NW 19<sup>th</sup> Place, Ocala, 34482
  - Opposed, concerned about the lights, bright neon colors, and noise of PA systems. Feels noise and lighting is already an issue here.
- Mark Savage – 4275 SW 177<sup>th</sup> Court, Dunnellon, 34432
  - Opposed, no interest in seeing Ft Lauderdale style development here in Marion County. Has no interest in the proposed request.



- Nancy Cavaignac – 8515 NW HWY 225A, Ocala, 34482
  - Opposed, concerns of noise disruption to the horses. States she can already see the existing lights. Feels this will lead to people not bringing their horses here. Concerns about the pesticides that will be used to keep the fields pristine. Asks who is going to benefit from this? Concerns for increased numbers of sinkholes and negative effects on the springs.

Michael Behar made a motion to agree with the 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. The motion passed unanimously, 4-0.

#### **25-L02 – Golden Ocala Equestrian Land, LLC, et. al**

Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned

Senior Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36<sup>th</sup> Ave., Ocala, FL 34471, Eric Sullivan, 445 Harbor DR. S, Indian Rocks Beach, 33785, and David Tillman, 1720 SE 16<sup>th</sup> Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-L01 would also be applied to the present case and shall be incorporated by the previous reference.

Michael Behar made a motion to agree with the 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. The motion passed unanimously, 4-0.

**250606ZP – Golden Ocala Equestrian Land, LLC, et. al**

Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to Amend Two Existing Planned Unit Development (PUD) Projects to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for an Indoor/Outdoor Sports Complex and Event Venue Facility, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on ±4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned

Senior Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36<sup>th</sup> Ave., Ocala, FL 34471, Eric Sullivan, 445 Harbor DR. S, Indian Rocks Beach, 33785, and David Tillman, 1720 SE 16<sup>th</sup> Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-L01 would also be applied to the present case and shall be incorporated by the previous reference.

Michael Behar made a motion to agree with the 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. The motion passed unanimously, 4-0.

**3. Other Business****4. Review the Minutes of the Previous Meeting**

Michael Behar made a motion to approve the minutes from the May 28, 2025, Planning and Zoning Commission meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 4-0.

**ADJOURNMENT**

The meeting adjourned at 8:52 PM

Attest:

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Greg Lord, Chairman

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Autumn Williams

Administrative Staff Assistant