

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 August 25, 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 Chair Greg Lord, Vice Chair Michael Kroitor, Michael Behar, Jerry Lourenco, Andy Bonner, Donald Johnson, and Alternate Paul Stentiford.

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, Ken Odom, Sarah Wells, Erik Kramer, Jared Rivera, Administrative Staff Assistant Autumn Williams, Staff Assistant IV Kim Lamb, Code Supervisor Tom Sapp, and Traffic Operations Manager Chris Zeigler.

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

Autumn Williams read the Proofs 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**

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

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

##### **250901SU - Yandy & Ismary Fernandez**

Special Use Permit to Allow for the Parking of One (1) Commercial Vehicle and Trailer, in a Single-Family Dwelling (R-1) Zone, 0.86 Acres, Parcel Account Number 3529-079-020, Site Address 10330 SW 139th Court, Dunnellon, FL 34432

##### **250904ZC - Richard Taylor**

Zoning Change from Single-Family Dwelling (R-1) to Community Business (B-2), 2.38 Acres, Parcel Account Number 1470-002-005, No Address Assigned

**250905ZC - Solarium Properties LLC**

Zoning Change from Expired Planned Unit Development (PUD 000901Z) to Heavy Business (B-5), 20.90 Acres, Parcel Account Number 36943-000-00, No Address Assigned

Michael Kroitor 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 Michael Behar. The motion passed unanimously, 6-0.

**2. Consider the Following Individual Requests****25-S12 - Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin (PULLED FROM CONSENT)**

Small-Scale Land Use Change from Low Residential (LR) to Medium Residential (MR), 7.70 Acre Tract, Parcel Account Numbers 23303-002-00 and 23303-000-04, No Address Assigned

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

Fred Roberts, JR., 40 SE 11<sup>th</sup> Avenue, Ocala, 34471, and Rick Busche, 1700 SE 17<sup>th</sup> Street, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Russel Matzinger – 460 NW 73<sup>rd</sup> Terrace, Ocala
  - Opposed – enjoys being able to ride horses here. Concerned about additional traffic.
- David Welty – 7360 NW 21<sup>st</sup> Street, Ocala
  - Opposed – asks who is responsible for putting up the signs on the property? States the posted sign is incorrect. Feels this discrepancy is misleading to the citizens in the area and requests that these cases be continued to a later date so the sign can be corrected. States 73<sup>rd</sup> has a barrier and wants to know if this would remain as is with the barrier, or is it planned to be used as a functioning road? Traffic concerns.
- Michael Edwards – 400 NW 73<sup>rd</sup> Terrace, Ocala
  - Opposed – traffic increase. States the speed in which traffic goes down this road as is unsafe for the area. Light pollution. Inadequate fencing. Disruption of the onsite Gopher turtles.

- Virginia Kilmer – 1200 NW 73<sup>rd</sup> Terrace, Ocala
  - Opposed, asks if NW 73<sup>rd</sup> Terrace is opened, and zoning is changed for this application, will that change the zoning for all of NW 73<sup>rd</sup> Terrace? Wants this area to stay agricultural. States that the area is all small farms. She personally has a non-profit and rescues animals that she feels will now be at risk from the additional people. Traffic concerns, states that there have already been animals killed due to the traffic in the area.
- Edie Kinem– 461 NW 73<sup>rd</sup> Terrace, Ocala
  - Opposed – states kids coming through the area enjoy petting their horses. She fears that the additional people this will bring will cause more instances of people wanting to approach the horses in the area. Asks who is then responsible if the horse bites the people?
- Christopher Kinem – 461 NW 73<sup>rd</sup> Terrace, Ocala
  - Opposed – states he never received notice and believes he is within 300ft. Asks how this can proceed without a traffic study? States NW 73<sup>rd</sup> Terrace cannot sustain the traffic that will come with this proposed development. States there have been no mentions of sidewalks. Concerns of safety for kids riding their bikes/playing in the area.
- Ally Wazeer – 7553 W HWY 40, Ocala
  - Support – asked if access to his property will be used for this project? Will they put a fence up? He states he does not feel this will change anything in the area negatively.
- Lisa Schermerhorn – 488 NW 71<sup>st</sup> Avenue, Ocala
  - Opposed, additional traffic and the speed of the vehicles in this area already. Concerns for the state of roads if this request were to be approved due to the additional trips.
- Noisettia Lewis – 7525 W Highway 40, Ocala
  - Opposed, states traffic is unbelievable as it is today. Explains the delays in travel time she currently encounters and how this affects her day-to-day life now.

Michael Kroitor 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 Jerry Lourenco. The motion passed, 5-1, with Michael Behar dissenting.

**250907ZP - Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin, and Homestead Villas, LLC (PULLED FROM CONSENT)**

Zoning Change from General Agriculture (A-1) and Mixed Residential (R-4) to Planned Unit Development (PUD), 12.77 Acre Tract, Parcel Account Numbers 23303-002-00, 23303-000-04, and 23204-002-00, Site Address 550 NW 73<sup>rd</sup> Terrace, Ocala, FL 34482

Fred Roberts, JR., 40 SE 11<sup>th</sup> Avenue, Ocala, 34471, and Rick Busche, 1700 SE 17<sup>th</sup> Street, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

Chair Greg Lord stated for the record that the board would presume that the public comment previously stated in companion case 25-S12 would also be applied to the present case and shall be incorporated by the previous reference.

Michael Kroitor 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 Jerry Lourenco. The motion passed, 5-1, with Michael Behar dissenting.

**250902SU - Cesar E. Amparo**

Special Use Permit to Allow for the Parking of Seven (7) Commercial Vehicles and Nine (9) Commercial Trailers, in a General Agriculture (A-1) Zone, 1.0 Acres, on Parcel Account Number 44602-000-01, Site Address 14290 S Highway 475, Summerfield, FL 34491

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

Cesar E. Amparo, 14290 S Highway 475, Summerfield, 34491, the property owner and applicant, addressed the Board.

There were no members of the public who spoke during Public Comment.

Andy Bonner 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 Michael Behar. The motion passed unanimously, 6-0.

**250906ZC - Black Marlin Capital, LLC**

Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 13.33 Acres, Parcel Account Number 37905-003-00, No Address Assigned

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

Addie Clark, 400 N Ashley Drive, Suite 1100, Tampa, 33602, on behalf of the property owner and applicant, addressed the Board.

There were no members of the public who spoke during Public Comment.

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 Michael Kroitor. The motion passed unanimously, 6-0.

#### **250908ZP - Prosperity US 27 LLC**

Zoning Change to Change from Expired Planned Unit Development (PUD-160504Z, formerly General Agriculture A-1) to Planned Unit Development (PUD) for a Maximum Proposed Total of 151 Single-Family Residential Units, 39.36 Acres, Parcel Account Number 36640-004-00, No Address Assigned

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

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

The following members of the public spoke during Public Comment:

The following citizens yielded their time to Jane Graham:

- ❖ Cathy Keck – 8350 Juniper Road, Ocala, 34480
- ❖ Colleen Corbitt – 5454 SW 28<sup>th</sup> Avenue, Ocala, 34471
- ❖ Ed Uhler – 5454 SW 28<sup>th</sup> Avenue, Ocala, 34471
- ❖ JoAnn Frederick – 8364 Juniper Road, Ocala, 34480

1. Jane Graham – 16703 Early Riser Avenue, Suite 272, Land O'Lakes, 34638

- Opposed – expresses concerns that the board previously approved this request based on an incorrect land use designation. She states she feels the current proposal is at the top of what medium density would allow, resulting in a project that feels less protective of the surrounding community than before. Mentions the

inclusion of additional two-story homes and reduced lot sizes contributes to a more intrusive development footprint. Concerns about the proposed buffer, which she described as inadequate and insufficient to mitigate the impact on adjacent properties. The significantly smaller lot sizes, compared to those in the surrounding area, as well as the proposal of two-story homes in an area where this is not the norm, she feels, further reinforce the view that this proposal misses the mark in terms of thoughtful planning and community alignment.

2. Carol White – 422 SW 13 ST, Ocala, 34471

- Opposed, environmental concerns. States this proposed development is within a fragile ecosystem, specifically within the Primary Springs Protection Zone. Notes there are no environmental studies addressing potential impacts on the spring protection area, pollution risks, and alignment with Florida Fish and Wildlife Conservation Commission action plans. States this area has direct access to the aquifer, which poses a serious threat to the integrity and water quality. Asks the board to deny the request until thorough environmental assessments are conducted and reviewed.

3. Grant Merrick – 8360 Juniper Road, Ocala, 34480

- Opposed, states significant personal investment in his property and an appreciation for the surrounding area's agricultural character. States the project threatens to disrupt the rural atmosphere and lifestyle they value. Privacy concerns and request an adequate buffer to shield the existing homes from the impacts of the proposed development. He states he feels the proposed land use is incompatible with the surrounding area. Traffic concerns with worries that increased homes will strain local infrastructure and compromise safety.

4. Maureen Merrick – 8360 Juniper Road, Ocala, 34480

- Opposed, comments on the PUD expiring vs reverting back to the original zoning. Surprised to be back 8 months later on this same project, and feels this new application proposes a worse impact than before. She states she feels two-story homes with a 5 ft setback are intrusive and incompatible with surrounding single-story residences. Requests should this project be approved should include stronger boundaries and buffers to provide privacy to the existing homes in the surrounding area.

Jerry Lourenco made a motion to agree with the 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 Kroitor. The motion passed, 5-1, with Andy Bonner dissenting.

**25-L03 - Estate of Michael P. Couture, Sr.; Eva Couture, P.R.**

Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), ±55 Acres, Parcel Account Number 47667-000-00, 15700 SE 73rd Avenue, Summerfield, FL 34492

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

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

The following members of the public spoke during Public Comment:

1. Dave Blanchard – 14050 SE 155<sup>th</sup> ST, Weirsdale, 32195
  - Opposed – states this intersection is very congested and poses significant additional safety concerns. Feels the proposed development will make traffic worse and increase the risk of additional accidents. Would like to see the lots be at least 2 acres to allow for adequate spacing and minimize homes being on top of one another.

Michael Kroitor made a motion to disagree with the 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 Andy Bonner. The motion passed unanimously, 6-0.

**20250706ZP - Estate of Michael P. Couture, et. al.**

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) for a Maximum of 175 Detached Single-Family Dwelling Units, ±55 Acres, Parcel Account Number 47667-000-00, 15700 SE 73rd Avenue, Summerfield, FL 34491

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

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

Chair Greg Lord stated for the record that the board would presume that the public comment previously stated in companion case 25-L03 would also be applied to the present case and shall be incorporated by the previous reference.

Michael Kroitor made a motion to disagree 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, 6-0.

**25-L04 - Estate of M. Couture, L.& C. Couture, J. & J. Heaxt, and C. & V. Couture**

Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), on a ±90.69 Acre Portion of a ±104 Acre Tract, Parcel Account Numbers 47667-004-00, 47667-005-02, Portions of: 47667-006-00 & 47667-003-01, Site Addresses 16152 and 16200 SE 73rd Avenue, Summerfield, FL 34491, or No Address Assigned

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

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

There were no members of the public who spoke during Public Comment.

Michael Kroitor made a motion to disagree with the 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 Andy Bonner. The motion passed unanimously, 6-0.

**250909ZP - Estate of Michael P. Couture, L.& C. Couture, J. & J. Heaxt, and C. & V. Couture**

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) for a Maximum of 300 Detached Single-Family Residential Units, on a ±90.69 Acre Portion of a ±104.95 Acre Tract, Parcel Account Numbers 47667-004-00 and 47667-005-02, Portions of: 47667-006-00 and 47667-003-01, Site Address 16152 and 16200 SE 73<sup>rd</sup> Avenue, Summerfield FL 34491, or No Address Assigned (with 25-L04)

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

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

There were no members of the public who spoke during Public Comment.

Michael Kroitor made a motion to disagree with the 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 Andy Bonner. The motion passed unanimously, 6-0.



**5. Other Business****3.1 Election of New Chairman and Vice-Chairman**

New Chairman – Michael Kroitor

New Vice-Chairman – Greg Lord

Jerry Lourenco made a motion to appoint Michael Kroitor as the new Planning and Zoning Commission Chair and Greg Lord as the new Planning and Zoning Commission Vice Chair. Seconded by Andy Bonner. The motion passed unanimously, 6-0.

**3.2 Discuss Proposed Evaluation and Appraisal Report-Based Amendments to the Marion County Comprehensive Plan**

Ken Weyrauch, Deputy Director, opened the discussion regarding this item.

Board Members voiced their recommendations and comments regarding the item.

Andy Bonner made a motion to schedule a special set meeting on October 6, 2025, at 5:30 PM for the Planning and Zoning Commission to discuss the proposed EAR-based amendments. Seconded by Jerry Lourenco. The motion passed unanimously, 6-0.

**6. Review the Minutes of the Previous Meeting**

Michael Behar made a motion to approve the minutes from the July 28, 2025, Planning and Zoning Commission meeting. Seconded by Andy Bonner. The motion passed unanimously, 6-0.

**ADJOURNMENT**

The meeting adjourned at 9:35 PM

Attest:

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Michael Kroitor, Chairman

\_\_\_\_\_  
Autumn Williams

Administrative Staff Assistant