

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 November 25, 2024 at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25th 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 Chairman Greg Lord, Michael Kroitor, Michael Behar, Andy Bonner, Danny Gaekwad, and Jerry Lourenco.

Staff members present were Assistant County Administrator Tracy Straub, County Attorney Guy Minter, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Kenneth Odom, Eryn Mertens, Administrative Staff Assistant Autumn Williams and Staff Assistant Rebecca Brinkley.

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

Chairman Greg Lord and County Attorney Guy Minter explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

241202SU – Stephen J. Fredriksen, JR.

Special Use Permit to Allow for Three (3) Goats in a Single-Family Dwelling (R-1) Zone, 1.38 Acres, Parcel Account Number 4707-087-029, Site Address 9300 SE 157th Place, Summerfield, FL 34491

241203SU – CMD & G Investments, LLC, Raymundo & Pricilla Mallari, and SMA Healthcare, Inc.

Special Use Permit to Allow for the Operation of a Residential Rehabilitation Facility and Parking Area with No Primary Structure in a Community Business (B-2) Zone, 0.85 Acre Tract, Parcel

Account Numbers 8001-0247-01 and 8001-0252-01, Site Address 3590 SW 137th Loop, Ocala, FL 34473

24-S10 – Harold and Kimberly Feaster

Land Use Change from Rural Land (RL) to Rural Activity Center (RAC), 6.20 Acre Tract, Parcel Account Numbers 03101-000-00 and 03114-000-00, Site Addresses 5591 W Highway 318, Reddick, FL 32686 and 18080 N US Highway 441, Reddick, FL 32686

241106ZC – Harold and Kimberly Feaster

Zoning Change from General Agriculture (A-1) and Community Business (B-2) and Community Business (B-2) to Rural Activity Center (RAC), 6.20 Acre Tract, Parcel Account Numbers 03101-000-00 and 03114-000-00, Site Addresses 5591 W Highway 318, Reddick, FL 32686 and 18080 N US Highway 441, Reddick, FL 32686

241207ZC – Margery Ann Longstreet

Zoning Change from General Agriculture (A-1) to Residential Estate (R-E), 3.24 Acres, Parcel Account Number 03428-000-00, Site Address 1853 E Highway 318, Citra, FL 32113

241208ZC – Deborah Mintz

Zoning Change from Rural Industrial (R-I) and General Agriculture (A-1) to General Agriculture (A-1), ±4.16 Acre Portion of a 6.69 Acre Parcel, Parcel Account Numbers 12812-000-00, Site Address 9664 NW Gainesville Road, Ocala, FL 34482

Danny Gaekwad made a motion to agree with 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. Motion passed unanimously, 6-0.

2. Consider the Following Individual Requests

241204SU – Kathryn Showalter (CASE WITHDRAWN BY APPLICANT)

Special Use Permit to Allow for A Manufactured Home in a One-and Two-Family Dwelling (R-2) Zone, 1.58 Acres, Parcel Account Number 49217-000-01, No Address Assigned

This item was withdrawn by the applicant and not heard.

241205SU – Armento Family, LLC (CONTINUED TO DECEMBER 30, 2024)

Special Use Permit to Allow for A Truck Stop/Gas Station in a Community Business (B-2) Zone, 7.948 Acre Tract, Parcel Account Numbers 35341-001-11, 35341-001-02, and 35341-001-10, Site Address 9900 SW Highway 200, Dunnellon, FL 34432

Andy Bonner made a motion to approve the continuation of this item to be heard at the December 30, 2024 Planning and Zoning Meeting. Seconded by Michael Behar. Motion passed unanimously, 6-0.

This item was continued to the December 30, 2024 Planning and Zoning Meeting.

241211ZP – Highway 27 West, LLC (CONTINUED TO DECEMBER 30, 2024)

Zoning Change to Amend the Existing Planned Unit Development (PUD) to Allow for the Project to Connect to the City of Ocala Utilities in Lieu of Marion County Utilities, 11.37 Acre Portion of an 18.98 Acre Parcel, Parcel Account Number 21602-000-00, No Address Assigned

Michael Kroitor made a motion to approve the continuation of this item to be heard at the December 30, 2024 Planning and Zoning Meeting. Seconded by Danny Gaekwad. Motion passed unanimously, 6-0.

This item was continued to the December 30, 2024 Planning and Zoning Meeting.

241210ZP – GPK Ocala One, LLC (PULLED FROM CONSENT)

Zoning Change to Rezone from General Agriculture (A-1) (Expired PUD) to Planned Unit Development (PUD) to Allow for a Total Maximum Proposed 157 Single-Family Detached Units, 39.36 Acres, Parcel Account Number 36640-004-00, No Address Assigned

- David Jones – 4000 SE 84th Lane Road, Ocala
 - Opposed, excess traffic in the area and the wear and tear it will cause on the owner-maintained dirt roads of the area. Concerns of the strain this will cause to the capacity of the existing schools.
- Maureen Merrick – 8360 Juniper Road, Ocala
 - Opposed, does not feel this development is compatible with the surrounding area and feels 2 story homes are out of place for the existing residences. Concerns due to a sinkhole on proposed parcel and strongly disagrees with shortened buffers and setbacks.
- Grant Merrick – 8360 Juniper Road, Ocala
 - Opposed, extra water runoff, excess traffic, issues with traffic already using their neighborhood as a cut through, feels there are better areas within the county for this type of housing, wildlife will be displaced due to less green space.
- Julia Keck – 8350 Juniper Road, Ocala

- Opposed, excess traffic, against their being 2 story homes (especially on the perimeter of the neighborhood for privacy concerns, and wants to know if this development will require the adjacent pasture land to have 6ft barriers for their horses to graze?

Danny Gaekwad 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 Kroitor. Motion passed 5 to 1 with Michael Behar dissenting.

241206SU – Eastrock LLC & Summur Limited Liability Co

Special Use Permit to Allow for a Sand Mine Operation in General Agriculture (A-1) Zone, 1.66.64 Acre Tract, Parcel Account Numbers 44844-000-00, 44854-000-00, 44855-000-00, 44863-000-00, 44863-001-00, and 4135-011-000, No Address Assigned

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

David Tillman, 1720 SE 16th Avenue, building 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:

- Vicki Castellano – 17107 SW 17th Circle, Ocala
 - Opposed, roads are not county maintained and is maintained by the residents, states the roads are already in bad shape, there will be excess dust and noise that will not be remedied with a berm, and is concerned for the safety of the children in the neighborhood with the additional traffic.
- Marjorie Santini – 1645 SW 168th Loop, Ocala
 - Opposed, extra lighting and noise, poor air quality, health problems caused by the sand in the air, safety concerns for the kids who play here, and doesn’t feel this should be in a residential area and should be in a commercial area.
- Tirso Santini – 1645 SW 168th Loop, Ocala
 - Opposed, extra lighting and noise, poor air quality, health problems caused by the sand in the air, safety concerns for the kids who play here, and doesn’t feel this should be in a residential area and should be in a commercial area.
- Nick Castellano – 17107 SW 17th Court, Ocala
 - Opposed, states Marion Oaks roads are paved to the standard to be used for residential traffic and not for commercial trucks. Does not think this is conducive to the area.

- Joan Williams – 1681 SW 168th Loop, Ocala
 - Opposed, noise level, dust, and concerns of damage to her property since she borders the proposed development.

- Stacy Mirabile – 17061 SW 17th Circle, Ocala
 - Opposed, health issues caused by the air pollution, noise, unappealing visual, and displacing of wildlife. Concerns this development digging will ruin her well and the quality of water at her home. Fears there will be radon gas released because of the type of work being proposed on site.

- Tristen Mirabile – 17061 SW 17th Circle, Ocala
 - Opposed, Fears there will be radon gas released because of the type of work being proposed on site. States no matter the boarder provided all those near will be affected but states concern for the safety of the children in the area due to the frequency of the large dump trucks.

- Gary Stebbins – 17251 SW 17th Circle, Ocala
 - Opposed, concurs with everything that was previously stated. Feels the amount of construction in this area is out of control and needs to slow down.

- Colleen Stebbins – 17251 SW 17th Circle, Ocala
 - Opposed, roadways will be greatly affected and safety concerns for the children in the area.

- Greg Mirabile – 15621 SW 14th Avenue Road, Ocala
 - Opposed, believes there are better suited places to get sand and that there should be a scientific study conducted as to what a sand mine creates in regards to health issues. He personally feels this is more about money and less about the community.

- Renato Uzila JR – 17267 SW 17th Circle, Ocala
 - Opposed, concurs with everything that was previously stated.

Michael Behar 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 Andy Bonner. Motion passed 5 to 1 with Jerry Lourenco dissenting.

3. Other Business

4. Review Minutes of Previous Meeting

Danny Gaekwad made a motion to approve the minutes from the October 28, 2024 Planning and Zoning Commission meeting. Seconded by Michael Behar. Motion passed unanimously (6-0).

ADJOURNMENT

The meeting adjourned at 7:10 PM

Attest:

Greg Lord, Chairman

Autumn Williams
Administrative Staff Assistant

DRAFT