

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 March 25, 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**

Michael Behar led the Invocation and the Pledge of Allegiance.

**CALL TO ORDER**

Board members present were Chairman Greg Lord, Jerry Lourenco, Michael Behar, Michael Kroiter, Andy Bonner and alternate member Thomas Fisher.

Staff members present were Chief Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Ken Odom, Chris Rison, Eryn Mertens, Kathleen Brugnoli, Marcus Lloyd and Xinyi Chen, Administrative Manager Sage Dick and Development Review Coordinator Alice Webber.

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

Sage Dick read the Proof of Publication and the Affidavit of Mailing ad 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**

**240301SU – Jimmy and Kathleen Bryan**

Special Use Permit allow a personal horse and two (2) personal miniature horses to reside at the property, Single-Family Dwelling (R-1) Zone, 2.97 acres, Parcel Account Number 1802-017-032, Site Address 4729 SW Floral Ct., Dunnellon, FL 34431.

Michael Kroiter 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 Michael Behar. Passed by unanimous decision.

**240302SU – Marion County Public Safety**

Special Use Permit for a 250’ communication tower and equipment compound, Single-Family Dwelling (R-1) Zone, 15.34 acres, Parcel Account Number 8009-0000-60, Site Address 5950 SW 150th Lane, Ocala, FL 34473.

Michael Kroiter 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 Michael Behar. Passed by unanimous decision.

**240303SU – Marion County Public Safety**

Special Use Permit for a 250’ communication tower and equipment compound, Government Use (G-U) and Heavy Business (B-5) Zone, 36.46 acres, Parcel Account Number 12841-001-00, Site Address 1750 NW 100th St., Ocala, FL 34475.

Michael Kroiter 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 Michael Behar. Passed by unanimous decision.

**240404ZC – Angela Hodges**

Zoning Change from Regional Business (B-4) to Rural Residential (RR-1), for all permitted uses, 1.16 acres, Parcel Account Number 2003-098-001, No Address Assigned.

Michael Kroiter 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 by unanimous decision.

**240407ZC – Domenic & Marianna Martelli**

Zoning Change from Heavy Business (B-5) to General Agriculture (A-1), for all permitted uses, 265.28-acre portion of a 703.98 Acre Tract, Parcel Account Numbers 21317-000-00 and 21317-000-01, Site Address 13123 SW 41st Pl, Ocala, FL 34481.

Michael Kroiter 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 Michael Behar. Passed by unanimous decision.

**240403SU – Verizon Wireless (WITHDRAWN BY APPLICANT)**

Special Use Permit to allow wireless antenna upgrade, generator installation, and cabinet installation at existing cell tower site, Multiple-Family Dwelling (R-3) Zone, 23.01 acres, Parcel Account Number 9027-1818-01, Site Address 207 Midway Rd (All Units), Ocala, FL 34472.

This item was withdrawn by applicant prior to the meeting and included as information only.

**2. Consider the Following Individual Requests**

**240401SU – Judith Romani and Jennifer Bowden (WITHDRAWN BY APPLICANT)**

Special Use Permit for a personal kennel of twenty-five (25) dogs, General Agriculture (A-1) Zone, 52.7 acres, Parcel Account Number 12839-001-00, Site Address 3781 NW 100th St, Ocala, FL 34475.

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

Justin McClure, 5701 SE 66th Street, Ocala, FL 34480, with Animal Services addressed the Board.

Judith Romani, 3781 NW 100th Street, Ocala, FL 34475, the property owner and applicant, addressed the Board.

Item was Withdrawn by Applicant.

**240402SU – Nicole and Brett Woller**

Special Use Permit to allow a kennel of ten (10) dogs for breeding animals with sales on site, in addition to six (6) goats, two (2) roosters, Single-Family Dwelling (R-1) Zone, 0.78 acres, Parcel Account Number 4218-253-005, Site Address 2735 SE 140th Place, Summerfield, FL 34491.

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

Jennifer Correnti, 5701 SE 66th Street, Ocala, FL 34480, with Animal Services addressed the Board.

Nicole Woller, 2735 SE 140th Place, Summerfield, FL 34491, the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Dale Kreutzer – 259 Marion Oaks Lane, Ocala, FL 34473
  - Opposed, does not want to see any breeders or kennels approved
- Al McGibney – 14057 SE 27<sup>th</sup> Court, Summerfield, FL 34491
  - Opposed, smell, noise, objects to roosters and goats, stating they roam

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 Michael Kroiter. Passed 5 to 1 with Thomas Fisher dissenting.

**240405ZC – Wanda Roman**

Zoning Change from Single-Family Dwelling (R-1) to Mixed Residential (R-4), for all permitted uses, 0.33 acres, Parcel Account Numbers 9042-1672-01, Site Address 14610 SE 112th Place, Ocklawaha, FL 32179.

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

Wanda Roman, 14610 SE 112th Place, Ocklawaha, FL 32179, the property owner and applicant, addressed the Board.

Michael Kroiter 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. Passed 5 to 1 with Jerry Lourenco dissenting.

**240408ZC – Baldwin Angus Ranch**

Zoning Change from Multiple-Family Dwelling (R-3) to General Agriculture (A-1), for all permitted uses, 17.59 acres, Parcel Account Numbers 13492-003-00, Site Address 3221 NW 56th Street, Ocala, FL 34475.

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

Joy Baldwin, 4912 NW 27<sup>th</sup> Avenue, Ocala, FL 34475, the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Alan Baldwin – 3660 NW 56<sup>th</sup> Street, Ocala, FL 34475
  - In Support, wants to keep family property and live there for work
- Amanda Baldwin – 5414 NE 13<sup>th</sup> Avenue, Ocala, FL 34479
  - In Support, wants to keep family property and live there for work

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 Michael Behar. Passed 5 to 1 with Thomas Fisher dissenting.

**240409ZP – Sabana Farms, LLC**

Zoning Change to amend existing Planned Unit Development (PUD), for all permitted uses, 47.8-acre portion of 74.4 Acres, Parcel Account Number 13709-001-00, Site Address 3718 NW 44th Ave, Ocala, FL 34482.

Planner Marcus Lloyd, 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, Ocala, FL 34471, representing the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Luz DeJesus – 4854 NW 31<sup>st</sup> Street, Ocala, FL 34482
  - Opposed, wants to keep private road without connection to neighborhood

Andy Bonner 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 Michael Behar. Passed by unanimous decision.

**24-S01 – Richard Bernasol**

Land Use Change from Public (P) to Commercial (COM), 5.39 acres, on Parcel Account Number 41489-000-00, No Address Assigned, with 240410ZC.

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

Travis Aldana, 3002 SE 1<sup>st</sup> Avenue, Bld. 300, Ocala, FL 34471, representing the property owner and applicant, addressed the Board.

Michael Behar 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 Andy Bonner. Passed by unanimous decision.

**240410ZC – Richard Bernasol**

Zoning Change from General Agricultural (A-1) to Heavy Business (B-5), for all permitted uses, 5.39 acres, on Parcel Account Number 41489-000-00, No Address Assigned, with 24-S01.

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

Travis Aldana, 3002 SE 1<sup>st</sup> Avenue, Bld. 300, Ocala, FL 34471, representing the property owner and applicant, addressed the Board.

Michael Behar 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 Andy Bonner. Passed by unanimous decision.

**240411ZP – Sun Golf, LLC**

Zoning Change to amend existing Planned Unit Development (PUD), to Change 1.73 acres of Open Space to Five Single-Family Lots, 1.73-acre portion of 189 Acres, Parcel Account Numbers 6200-002-002, No Address Assigned.

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

David Black, 16984 SE 159<sup>th</sup> Avenue, Summerfield, FL 34491, the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Jim Sitnusk – 12294 SE 176<sup>th</sup> Loop, Summerfield, FL 34491
  - In Support, appreciates open space being cleaned up
- James Hakel – 17677 SE 120<sup>th</sup> Terrace, Summerfield, FL 34491
  - In Support, increased his property value and glad space was cleaned up
- Roger Nauyalis – 17075 SE 108<sup>th</sup> Terrace, Summerfield, FL 34491
  - In Support, thinks applicant is owed this for the clean-up work
- James Clarke – 17414 SE 123<sup>rd</sup> Terrace, Summerfield, FL 34491
  - Opposed, does not want his view to change
- Marianne Scully – 17404 SE 123<sup>rd</sup> Terrace, Summerfield, FL 34491
  - Opposed, does not want her view to change
- Larry Stoever – 17588 SE 119<sup>th</sup> Circle, Summerfield, FL 34491
  - Opposed, feels he was pressured into agreeing and wants to keep open space
- Ken Paulus – 17513 SE 121<sup>st</sup> Circle, Summerfield, FL 34491
  - Opposed, wants to keep his “golf course rights” even if no course operating
- Fred Currena – 17445 SE 122<sup>nd</sup> Terrace, Summerfield, FL 34491
  - Opposed, purchased for a golf course, not large neighbor lot sizes
- Elizabeth Kelly – 12408 SE 173<sup>rd</sup> Lane, Summerfield, FL 34491
  - Opposed, against the extra-large lot in the plan
- David Murphy – 12315 SE 176<sup>th</sup> Loop, Summerfield, FL 34491
  - Opposed, purchased for green space, not neighbors
- John Meagher – 17084 SE 115<sup>th</sup> Terrace, Summerfield, FL 34491
  - Neutral, feels HOA violated solicitations rules

Jerry Lourenco 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 Michael Behar. Passed by unanimous decision.

**3. Other Business**

**4. Review Minutes of Previous Meeting**

Andy Bonner made a motion to approve the minutes from the February 26, 2024 Planning and Zoning Commission meeting. Seconded by Michael Kroiter. Passed by unanimous decision.

**ADJOURNMENT**

The meeting adjourned at 8:45 PM

Attest:

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Greg Lord, Chairman

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Sage Dick  
Administrative Manager