

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 February 26, 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, Jerry Lourenco, Michael Behar, Danny Gaekwad, Andy Bonner, alternate member William Heller 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 Staff Assistants Darlene Pocock and Sage Dick.

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** – There were no items for the Consent Agenda.
2. **Consider the Following Individual Requests**

24DA-02 – Jerry & Karen Cauthen

PUBLIC HEARING: One of Two Public Hearings for Presentation and Discussion of a Chapter 163, F.S. Development Agreement (Agreement, 24-DA02) between Marion County, Florida and Jerry & Karen Cauthen, Related to Rezoning Application Number 231206ZC, and Announcing the Established Second Public Hearing to Consider the Agreement on Tuesday, March 19, 2024, at 2:00 p.m. or as soon thereafter.

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

Robert Batsel, 1531 SE 36th Avenue, Ocala FL 34471 and Paolo Mastroserio, 170 SE 32nd Place, Ocala FL 34471 representing the property owners and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Busy Shires – 4899 NW 90th Ave., Ocala, FL 34482
 - Opposed, sets precedent to allow business in agricultural area
- Tim Gant – 17820 SW 3rd Street, Micanopy, FL 32267
 - Opposed, sets precedent for business in agricultural area, better areas for this
- Margaret Lundock – 3000 W Hwy 329, Reddick, FL 32686
 - Opposed, could be farms, concerns over water/sewer on site and contamination

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 Thomas Fisher. The vote was 5 to 2 with Danny Gaekwad and Jerry Lourenco dissenting.

240306ZP – On Top of the World Communities, LLC

Zoning Change from Community Business (B-2) to Planned Unit Development (PUD), for All Permitted Uses, 22.63 Acres, Parcel Account Numbers 3530-1001-07 (portion) and 35300-100004, Site Address 8441 SW 99th Street Road, Ocala, FL 34481.

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

Jessica Isurber – 401 E Jackson Street #2100, Tampa, FL 33602, Ken Metcalf – 101 E College Ave. #700, Tallahassee, FL 32301, David Tillman – 1720 SE 16th Ave., Ocala, FL 34471, Cameron Miller – W134 N8675 Executive Parkway Menomonee Falls, WI 53051, representing the property owners, and Robert “Boe” Stepp – 8435 SW 80th Street, Ocala, FL 34481, the property owner, addressed the Board.

The following members of the public spoke during Public Comment:

- Ila Kowlaski – 8179 SW 92nd Circle, Ocala, FL 34481
 - Opposed, concerns about theft and kids next to the 55+ community
- Stephen Hluchanyk – 9480 SW 94th Loop, Ocala, FL 34481
 - Opposed, concerns about kids and traffic
- Karen Kowlaski – 8260 SW 93rd Terrace, Ocala, FL 34481
 - Opposed, concerns about if this will be HUD/subsidized housing
- Nancy Carp – 8673 SW 96th Lane, Ocala, FL 34481
 - Opposed, concerns about theft, kids next to 55+ community, golf carts and space
- Mark Kellogg – 10149 SW 99th Lane, Ocala, FL 34481
 - Opposed, concerns about traffic
- Bill Ashton – 8008 SW 96th Terrace Rd., Ocala, FL 34481
 - Opposed, concerns about crime, security and gating the 55+ community
- Ron Roberts – 8533 SW 93rd Place, Ocala, FL 34481
 - Opposed, concerns about traffic

- Donald Fish – 9810 SW 92nd Street, Ocala, FL 34481
 - Opposed, would rather see medical offices at that site
- Patricia McNulty – 8658-A SW 95th Lane, Ocala, FL 34481
 - Opposed, concerns about safety and security
- Joanne Dawson – 9382-A SW 89th Court Road, Ocala, FL 34481
 - Opposed, states it goes against public interest
- Kim North – 9587 SW 84th Terrace, Ocala, FL 34481
 - Opposed, concerns about noise
- Don Mayo – 8412 SW 93rd Place, Unit C, Ocala, FL 34481
 - Opposed, concerns about parking and that the area is too busy already
- Carol Vamconey – 8620 SW 94th Street, Ocala, FL 34481
 - Opposed, concerns about safety
- Joanne Lee – 9586 SW 84th Terrace, Unit D, Ocala, FL 34481
 - Opposed, concerns about safety and is in favor of homeowners not a renters
- Paul Zofrea – 8934 SW 85th Loop, Ocala, FL 34481
 - Opposed, upset this impacts his home purchase
- Valerie Ostrom – 9758 SW 94th Avenue, Unit B, Ocala, FL 34481
 - Opposed, would like retail at this site not housing
- Debra Watson – 8675 SW 96th Street, Unit F, Ocala, FL 34481
 - Opposed, concerns about safety, golf cart crashes, crime and liquor store correlations near homes, flooding and water supply
- Cheryl Meyers – 9860 SW 89th Terrace, Unit C, Ocala, FL 34481
 - Opposed, concerns about traffic
- Heidi Battistini – 9590 SW 93rd Loop, Ocala, FL 34481
 - Opposed, concerns about seniors and children skateboarding
- Mark Frankel – 9860 SW 89th Terrace, Unit A, Ocala, FL 34481
 - Opposed, concerns about traffic
- Catherine Fucini-Cannatella – 9315-D SW 97th Lane, Ocala, FL 34481
 - Opposed, concerns about traffic
- Paul Belter – 9297 SW 82nd Terrace, Unit A, Ocala, FL 34481
 - Opposed, concerns about flooding and buffers
- Nancy Church – 9525 SW 84th Terrace, Ocala, FL 34481
 - Opposed, concerns about apartment residents looking into her windows
- Tom Rumora – 9300 SW 94th Loop, Ocala, FL 34481
 - Opposed, states this is incompatible with the area
- Janis Kellogg – 10149 SW 99th Loop, Ocala, FL 34481
 - Opposed, states this should be medical offices or assisted living
- Bev Hill – 8832-E SW 94th Lane, Ocala, FL 34481
 - Opposed, worry about fees due to vandalism as residents are on fixed incomes
- Lucy DeGroot – 8014 SW 95th Court, Ocala, FL 34481
 - Opposed, questions apartments being allowed
- Kim Dijoseph – 10539 SW 93rd Place, Ocala, FL 34481
 - Opposed, concerns about children causing trouble due to lack of amenities being open late in the area

FIRST MOTION: Andy Bonner made a motion to disagree 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 compatible with the surrounding land uses. The vote was 2 to 5 with Greg Lord, Jerry Lourenco, Michael Behar, Danny Gaekwad, and Thomas Fisher dissenting.

SECOND MOTION: 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. The vote was 5 to 2 with Andy Bonner and William Heller dissenting.

3. Other Business

4. Review Minutes of Previous Meeting

Jerry Lourenco made a motion to approve the minutes from the January 29, 2029 Planning and Zoning Commission meeting. Seconded by Michael Behar. Passed by unanimous decision.

ADJOURNMENT

The meeting adjourned at 9:00 PM

Attest:

Greg Lord, Chairman

Sage Dick

Staff Assistant