

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 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, Michael Kroitor, Michael Behar, Andy Bonner, Jerry Lourenco, and alternate member William Heller.

Staff members present were Chief Assistant County Attorney Dana Olesky, Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Kathleen Brugnoli, Kenneth Odom, Xinyi Chen, Eryn Mertens, Administrative Manager Sage Dick and Staff Assistants Autumn Williams and Paula Singleton.

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 Chief Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

240901SU - Ocala Korean Baptist Church, Inc

Special Use Permit to Build and Operate a Private Christian School in a General Agriculture (A-1) Zone, 10.0 Acres, Parcel Account Number 35520-000-00, Site Address 7710 SW 38th Avenue, Ocala, FL 34476

240903SU - NE Ocala LLC

Special Use Permit to Allow for Non-Hazardous Polypropylene Drainage Pipe Extrusion, Outdoor Storage, and 36 silos that are 60' in height in a Heavy Business (B-5) and Planned Unit Development (PUD) Zone, 196.15 Acre Tract, Parcel Account Numbers 37513-001-00, 37513-001-01, and 37513-001-02, Site Address 6045 SE 83rd Street, Ocala, FL 34472

240905ZC - Fito and Wilda Briseus

Zoning Change from a Single-Family Dwelling (R-1) to Residential Estate (R-E), 1.06 Acres, Parcel Account Number 9044-0000-09, No Address Assigned

240906ZC - Theresa Blue

Zoning Change from Mixed Residential (R-4) to Single-Family Dwelling (R-1), 0.53 Acres, Parcel Account Number 13960-001-00, Site Address 3801 NW 20th Avenue, Ocala, FL 34475

240907ZC - US 441 Development LLC

Zoning Change from Community Business (B-2) to Heavy Business (B-5), 2.54 Acres, Parcel Account Number 36862-000-00, Site Address 9946 S US Highway 441, Belleview, FL 34420

240908ZP - DT Marion Holdings, LLC and Sunset Hills Development, LLC

Zoning Change to Amend the Planned Unit Development (PUD) Master Plan, to Include Five Additional Lots and Not to Exceed 350 Units Total, 0.69 Acre Portion of a 2.07 Acre Tract, Parcel Account Numbers 48271-000-00 and Portion of 48206-000-00, No Address Assigned

24-S08 - John Noble Rutledge III

Small Scale Land Use Amendment from Medium Residential (MR) to High Residential (HR), 0.64 Acres, Parcel Account Numbers 2303-015-065 and 2303-015-005, Site Address 311 NW 60th Avenue, Ocala, FL 34482

Michael Behar 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 Andy Bonner. Motion passed unanimously, 6-0.

2. Other Business

- 2.1.** Presentation Regarding NAS JAX Pinecastle Airspace Operations by Mark McManus, NAS JAX and Naval Air Station Mayport Community Planning Liaison Office.
- 2.2.** Update by Staff of the Marion County Evaluation and Appraisal Report and Planning Framework Study and related Meeting Dates.

3. Review Minutes of Previous Meeting

Michael Behar made a motion to approve the minutes from the July 29, 2024 Planning and Zoning Commission meeting. Seconded by Andy Bonner. Motion passed unanimously, 6-0.

ADJOURNMENT

The meeting adjourned at 6:02 PM

Attest:

Greg Lord, Chairman

Autumn Williams
Staff Assistant