

The Marion County Planning and Zoning Commission met on November 10, 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 Vice Chair Greg Lord, Michael Behar, Andy Bonner, Donald Johnson, Alternate Paul Stentiford, and Alternate Len Racioppi.

Staff members present were Assistant County Administrator Tracy Straub, Chief Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planner Sarah Wells, Administrative Staff Assistant Autumn Williams, and Staff Assistant IV Kim Lamb.

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

Autumn Williams read the Proof of Publication and advised that the meeting was properly advertised.

**EXPLANATION OF PROCEDURE FOR HEARING REQUESTS**

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

**1. Consider the Following Individual Requests**

<p><b>25-L05 – EAR-Based Comprehensive Plan Amendment</b></p> <p>Large-Scale Text Amendment to Amend the Marion County Comprehensive Plan After the Evaluation and Appraisal Report (EAR)</p> <p>Growth Services Deputy Director, Ken Weyrauch, and Blair Knighton with Kimley-Horne, presented the proposed changes on the record. Staff recommends approval of proposed changes.</p> <p>There was no public comment provided.</p> <p>P&amp;Z Board Members voiced their recommendations and comments regarding the proposed language, and agreed this item will be moved to a transmittal public hearing to be conducted by the Marion County Board of County Commissioners on December 17, 2025, at 9:30 AM.</p>
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Danny Gaekwad made a motion to adopt changes and to proceed to a transmittal public hearing on December 17, 2025, at 9:30 AM. Seconded by Michael Behar. The motion passed unanimously, 5-0.

**2. Other Business**

**Approval of FY 2025/2026 Marion County Planning & Zoning Commission Public Hearing Dates**

Ken Weyrauch presented the proposed 2026 Planning and Zoning Commission meeting dates and confirmed the schedule with the board. Motion by Dany Gaekwad. Second by Michael Behar. The motion passed unanimously, 5-0.

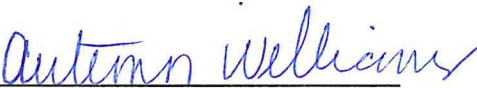
**Operating Procedures and Board Guidelines/Code of Conduct**

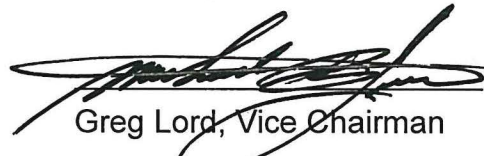
Chief Assistant County Attorney Dana Olesky addressed the board regarding member responsibilities and standards of conduct.

**ADJOURNMENT**

The meeting adjourned at 7:25 PM

Attest:

  
Autumn Williams  
Administrative Staff Assistant

  
Greg Lord, Vice Chairman  
on behalf of Vice Chairman

## Planning & Zoning Attendance Report

2025		January	February	March	April	May	June	July	August	September	October	November 10 - EAR	November 24	December
Michael Behar	Board Member	X	X		X		X	X	X		X	X		
Danny Gaekwad	Board Member	X	X	X		X				X		X		
Greg Lord	Board Member	X		X	X	X		X	X			X		
Jerry Lourenco	Board Member		X	X	X	X	X		X		X			
Michael Kroitor	Board Member	X	X	X	X		X	X	X	X	X			
Andy Bonner	Board Member	X	X	X	X	X	X	X	X	X	X	X		
Donald Johnson	Board Member	-	-	-	-	X		X	X	X		X		
*Thomas Fisher Term ended 08/2025	Alternate	*	*	*	*	*		*		-	-	-		-
Len Racioppi	Alternate	-	-	-	-	-	-	-	-	*	*	*		
*Paul Stentiford	Alternate	-	-	-	-	-		*	*	*	*	*		

- N/A

X Present; attendance is counted towards quorum

\* Alternate Present; attendance not counted towards quorum