

Marion County

Planning & Zoning Commission

Action Summary

Monday, August 25, 2025

5:30 PM McPherson Governmental Campus
Auditorium

Hearing Assistance Devices are available for use during the Public Hearing. Please ask any staff member to assist you.

Pledge of Allegiance and Invocation

Call to Order

Present

Chairman Greg Lord, Board Member Michael Behar, Board Member Jerry Lourenco, Vice Chair Michael Kroitor, Board Member Andy Bonner, and Board Member Donald Johnson

Absent

Board Member Danny Gaekwad

Acknowledgement of Proof of Publication and Mailing and Posting of Notice

Proofs of Publication

Explanation of Procedure for Hearing Requests

1. Consider the Following Requests on Consent

Motion by Board Member Kroitor, second by Board Member Behar, to approve the consent agenda as amended. The motion carried by the following vote:

Aye: 6

Nay: 0

Absent: 1

- 1.1. **250901SU - Yandy & Ismary Fernandez, Special Use Permit to Allow for the Parking of One (1) Commercial Vehicle and Trailer, in a Single-Family Dwelling (R-1) Zone, 0.86 Acres, on Parcel Account Number 3529-079-020, Site Address 10330 SW 139th Court, Dunnellon, FL 34432**
- 1.2. **250904ZC - Richard Taylor, Zoning Change from Single-Family Dwelling (R-1) to Community Business (B-2), 2.38 Acres, Parcel Account Number 1470-002-005, No Address Assigned**

1.3. 250905ZC - Solarium Properties LLC, Zoning Change from Expired Planned Unit Development (PUD 000901Z) to Heavy Business (B-5), 20.90 Acres, Parcel Account Number 36943-000-00, No Address Assigned

2. Consider the Following Individual Requests

1.4. 25-S12 - Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin, Land Use Change from Low Residential (LR) to Medium Residential (MR), 7.70 Acre Tract, Parcel Account Numbers 23303-002-00 and 23303-000-04, No Address Assigned

Item Pulled from Consent

Motion by Board Member Kroitor, second by Board Member Lourenco, to approve this agenda item. The motion carried by the following vote:

Aye: 5

Nay: 1

1.5. 250907ZP - Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin, and Homestead Villas, LLC, Zoning Change from General Agriculture (A-1) and Mixed Residential (R-4) to Planned Unit Development (PUD), 12.77 Acre Tract, Parcel Account Numbers 23303-002-00, 23303-000-04 and 23204-002-00, Site Address 550 NW 73rd Terrace, Ocala, FL 34482

Item Pulled from Consent

Motion by Board Member Kroitor, second by Board Member Lourenco, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 5

Nay: 1

2.1. 250902SU - Cesar E. Amparo, Special Use Permit to Allow for the Parking of Seven (7) Commercial Vehicles and Nine (9) Commercial Trailers, in a General Agriculture (A-1) Zone, 1.0 Acres, on Parcel Account Number 44602-000-01, Site Address 14290 S Highway 475, Summerfield, FL 34491

Motion by Board Member Bonner, second by Board Member Behar, to deny this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

- 2.2. **250906ZC - Black Marlin Capital, LLC, Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 13.33 Acres, Parcel Account Number 37905-003-00, No Address Assigned**

Motion by Board Member Behar, second by Board Member Kroitor, to deny this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

- 2.3. **250908ZP - Prosperity US 27 LLC, Zoning Change to Change from Expired Planned Unit Development (PUD-160504Z, formerly General Agriculture A-1) to Planned Unit Development (PUD) for a Maximum Proposed Total of 151 Single-Family Residential Units, 39.36 Acres, Parcel Account Number 36640-004-00, No Address Assigned**

Motion by Board Member Lourenco, second by Board Member Kroitor, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 5

Nay: 1

- 2.4. **25-L03 - Estate of Michael P. Couture, Sr.; Eva Couture, P.R., Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), ±55 Acres, Parcel Account Number 47667-000-00, 15700 SE 73rd Avenue, West Side of SE 73rd Avenue, ±0.9 Miles North of SE Hwy 42**

Motion by Board Member Kroitor, second by Board Member Bonner, to approve this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

- 2.5. **20250706ZP - Estate of Michael P. Couture, et. al., Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) for a Maximum of 175 Detached Single-Family Dwelling Units, ±55 Acres, Parcel Account Number 47667-000-00, 15700 SE 73rd Avenue, Summerfield, West Side of SE 73rd Avenue, ±0.9 Miles North of SE Hwy 42**

Motion by Board Member Kroitor, second by Board Member Behar, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 6

Nay: 0

- 2.6. **25-L04 - Estate of M. Couture, L.& C. Couture, J. & J. Heaxt, and C. & V. Couture, Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), ±90.69 Acres of ±104 Acres, Parcel Account Numbers 47667-004-00, 47667-005-02, Portions of: 47667-006-00 & 47667-003-01, 16152 and 16200 SE 73rd Avenue, Summerfield, FL 34491, or no address assigned, West Side of SE 73rd Avenue and North Side of SE Hwy 42**

Motion by Board Member Kroitor, second by Board Member Bonner, to approve this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

- 2.7. **250909ZP - Estate of Michael P. Couture, L.& C. Couture, J. & J. Heaxt, and C. & V. Couture, Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) for a Maximum of 300 Detached Single-Family Residential Units, on a ±90.69 Acre Portion of ±104.95 Acre Tract, Parcel Account Numbers 47667-004-00 and 47667-005-02, portion of 47667-006-00 and 47667-003-01, Site Address 16152, 16200 SE 73rd Avenue, Summerfield FL 34491, or No Address Assigned, West Side of SE 73rd Avenue and North Side of SE Hwy 42 (with 25-L04P**

Motion by Board Member Kroitor, second by Board Member Bonner, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 6

Nay: 0

3. Other Business

- 3.1. **Election of New Chairman and Vice-Chairman**

New Chairman Michael Kroitor

New Vice-Chairman Greg Lord

Motion by Board Member Lourenco, second by Board Member Bonner, to approve this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

3.2. Discuss Proposed Evaluation and Appraisal Report Based Amendments to the Marion County Comprehensive Plan

Motion by Board Member Bonner, second by Board Member Lourenco, to approve this agenda item scheduling a special set Date Certain Planning and Zoning Meeting on October 6, 2025 @ 5:30 P.M. to discuss the proposed EAR-based amendments. The motion carried by the following vote:

Aye: 6

Nay: 0

4. Review Minutes of Previous Meeting

Motion by Board Member Kroitor, second by Board Member Bonner, to approve this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

4.1. July 28, 2025