

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 December 30, 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, Michael Kroitor, Michael Behar, Andy Bonner, Danny Gaekwad, Thomas Fisher and William Heller.

Staff members present were Assistant County Administrator Tracy Straub, Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Kathleen Brugnoli, GIS Technician Analyst Antony Alva, Code Enforcement Officer Dianna Durbin, Director Marion County Utilities Tony Cunningham, Administrative Manager, Sage Dick, Administrative Staff Assistant Autumn Williams and Staff Assistant Rebecca Brinkley.

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

**1. Items on the Consent Agenda**

**250102SU – Gavroche Fernandez**

Special Use Permit to Increase the Maximum Number of Residents in An Assisted Living Facility (ALF) from Six (6) to Sixteen (16) Residents in a Mixed Residential (R-4) Zone, 3.85 Acres, Parcel Account Number 21384-000-00, Site Address 3280 NW 16<sup>th</sup> Avenue, Ocala, FL 34475

**250103SU – Troy Mann & Dena Futch**

Special Use Permit for the Construction of One (1) 40' X 40' Enclosed Accessory Structure Without A Primary Structure for Storage in a Mixed Residential (R-4) Zone, 0.38 Acres, Parcel Account Number 1132-012-003, Site Address 21478 NE 136<sup>th</sup> Street, Salt Springs, FL 32134

**250104SU – Yohan Perez & Lesli Cartegena**

Special Use Permit to Allow for Parking of One (1) Commercial Vehicle in General Agriculture (A-1) Zone, 3.50 Acres, Parcel Account Number 01745-001-01, Site Address 11250 NW 200<sup>th</sup> Street, Micanopy, FL 32667

**250105ZC – Greene Ventures, LLC**

Zoning Change from Regional Business (B-4) to Mixed Residential (R-4), 0.25 Acre Parcel, Parcel Account Number 08385-000-00, Site Address 1875 NE 128<sup>th</sup> Place, Anthony, FL 32617

**250106C – Christine Riley & 2020 Sunshine Holdings, LLC**

Zoning Change from Community Business (B-2) and Mixed Residential (R-4) to General Agriculture (A-1), 18.73 Acre Tract, Parcel Account Numbers 03063-001-00, 03063-002-00, and 03079-002-00, Site Addresses 5592 NW 185<sup>th</sup> Street, Reddick, FL 32686, 18400 N US Highway 441, Reddick, FL 32686, and No Address Assigned

**250108ZC – Lynn Padrica Wilson, Ricardo Wilson, & Leroy Wilson**

Zoning Change from Light Industrial (M-1) Portion of the Property to General Agriculture (A-1), ±3.25 Acre Portion of a 9.0 Acre Parcel, Parcel Account Number 35838-000-00, Site Address 3050 SE 62<sup>nd</sup> Street, Ocala, FL 34480

Danny Gaekwad 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 Michael Behar. Motion passed unanimously, 7-0.

**2. Consider the Following Individual Requests**

**241205SU – Armento Family, LLC (CONTINUED TO FEBRUARY 24, 2025)**

Special Use Permit to Allow for a Truck Stop/Gas Station in a Community Business (B-2) Zone, 7.948 Acre Tract, Parcel Account Numbers 35341-001-11, 35341-001-02, and 35341-001-10, Site Address 9900 SW Highway 200, Dunnellon, FL 34432

Michael Kroitor made a motion to approve the continuation of this item to be heard at the February 24, 2025 Planning and Zoning Meeting. Seconded by Danny Gaekwad. Motion passed unanimously, 7-0.

This item was continued to the February 24, 2025 Planning and Zoning Meeting

**250101SU – Juan Manuel Rodriguez & Joselyn Lendor**

Special Use Permit to Allow for Parking of Six (6) Commercial Semi-Trucks and Six (6) Semi-Truck Trailers in General Agriculture (A-1) & Residential Agriculture Estate (A-3) Zones, 26.26 Acre Tract, Parcel Account Numbers 3496-003-011 & 35300-107-00, Site Address 10640 SW 121<sup>st</sup> Avenue Road, Dunnellon, FL 34432

Deputy Director Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends Denial.

Code Enforcement Officer Dianna Durban presents to Board regarding Code Case.

Angelina Rodriguez, 10640 SW 121<sup>st</sup> Avenue Road, Dunnellon, FL 34432 translated and on behalf of her father, Juan Manuel Rodriguez, property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- David Perez – 750 SE 59<sup>th</sup> Street, Ocala
  - In Support, trucks are not coming in and out and are not parked now, looking for set time for operating hours, believes the property owner is trying to do things legitimately and do right by the neighbors, states the property owner is cleaning up the property and planning to place cattle on the property in the future.
  
- Ed Cicci – 1267 SW 99<sup>th</sup> Lane, Dunnellon
  - Opposed, wants a quiet neighborhood, does not want commercial trucks driving in the neighborhood, believes the special use permit allows them to do whatever they want, wants the neighborhood to stay as a residential community, states commercial traffic is already in the area.

- Kyle Haines – 8341 SW 125<sup>th</sup> Court Road, Dunnellon
  - Opposed, constant commercial traffic in a residential neighborhood, does not believe the commercial trucks are being used for agricultural uses as previously stated, explains currently the property owner has more than six trucks and trailers, requests reasonable hours of operations if special use permit is approved, states maintenance to the commercial vehicles is occurring onsite, vehicles assembled and disassembled onsite, states this is a residential area and wants it to stay that.
  
- Jeannie Dunn – 12325 SW 109<sup>th</sup> Place, Dunnellon
  - Opposed, excessive noise, has been ongoing since August, trucks moving at all hours of the day/night, states this is stressful to the animals, roads are already in poor condition, trucks cause unsafe traffic conditions on the narrow roads, concerned will cause property values to decrease, concerned the commercial vehicles will contaminate ground water/water supply.
  
- Cynthia Niciecki – 10805 SW 121<sup>st</sup> Avenue Road, Dunnellon
  - Opposed, safety concerns, roads are already bad, roads too narrow for big trucks, environmental concerns from leaking motor oil, noise disrupts peace of neighborhood, concerned property values in this deed restricted neighborhood will decrease.
  
- Patricia Marando – 12493 SW 67<sup>th</sup> Lane, Ocala
  - Opposed, trucks operating at all hours, no street lights make unsafe conditions, concerned children at the bus stop may be hit, roads are already ruined and trucks will only make the roads worse and cause accidents, hopes this request will be denied this time.
  
- Pamela Williams – 10800 SW 121<sup>st</sup> Avenue Road, Dunnellon
  - Opposed, concurs with previous speakers' statements, moved to this neighborhood because it is quiet, safety concerns after being run off the road herself.
  
- Suzanne Hickman – 12345 SW 107<sup>th</sup> Street Road, Dunnellon
  - Opposed, concurs with previous speakers' statements, excessive noise, has witnessed trucks on her road "flying" by, roads are already in bad condition and these commercial trucks will further ruin the roads.
  
- Jodi Coccoli – 10499 SW 122<sup>nd</sup> Court, Dunnellon
  - Opposed, community is quiet, she is agricultural and has animals, hears constant noise from trucking activities, states the trucking activity is not slowing down, concurs with pervious speakers' statements, has safety and environmental concerns, the business is operating at all hours of the day/night.

- Thomas Phillips – 13396 SW 108<sup>th</sup> Street, Dunnellon
  - Opposed, hears trucks running all the time even as early as 2am or 3am, states based on his research applicant owns other properties that are zoned consistent with his trucking business and believes he should move them there.

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. Motion passed unanimously, 7-0.

**25-S01 – 8640 SW 73 LLC**

Small-Scale Land Use Change from Low Residential (LR) to Employment Center (EC), 4.42 Acres, Parcel Account Number 3564-023-000, Site Address 8640 SW 73<sup>rd</sup> Avenue, Ocala, FL 34476

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

Code Enforcement Officer Dianna Durban presents to Board regarding Code Case.

Paolo Mastroserio, 170 SE 32<sup>nd</sup> Place, Ocala, FL 34471 and Matt Bennett, General Manager, 6575 NW 50<sup>th</sup> Avenue, Ocala, FL 34482 on behalf of the applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Stacey Raisch – 8440 SW 74<sup>th</sup> Court, Ocala
  - Opposed, states applicant has no concern for zoning, delivery of homes causes traffic issues on the road leading into the community which is maintained by the surrounding land owners, concerns for safety when riding horses or walking, additional homes will block ingress and egress to homes, private community.
  
- Jolane Weeks – 7655 SW 86<sup>th</sup> Lane, Ocala
  - Opposed, business is already in violation, safety concerns especially for those riding horses and walking, likes the road the way it is because it makes people slow down, likes the quietness of the neighborhood which is being disturbed by this business, road is blocked when moving homes in and out, products are not finished and it “looks like a junk yard”, does not want heavy business use.
  
- Janet Barber – 8580 SW 73<sup>rd</sup> Avenue, Ocala
  - Opposed, states applicant did clean up property but limbs are left there since being knocked down, already violating the rules, does not fit the area, wants to preserve the integrity of their area.

- Les Boileau – 7660 SW 86<sup>th</sup> Lane, Ocala
  - Opposed, proposed use does not fit the surrounding area.
  
- Barbara Speer – 8455 SW 73<sup>rd</sup> Avenue, Ocala
  - Opposed, she sees kids riding their bikes around the neighborhood when she looks out her window and expresses concern for their safety, the road is in poor condition already and will get worse with the commercial trucks coming in and out, trucks and trailers are blocking the neighborhoods roadways, believes this will destroy their homes property values, does not want to see a bunch of mobile homes.
  
- Mark Graham – 7745 SW 86<sup>th</sup> Lane, Ocala
  - Opposed, loves the private road.
  
- Luke Raisch – 8440 SW 74<sup>th</sup> Court, Dunnellon
  - Opposed, likes the neighborhood as it is, likes the roads as they are, doesn't want the additional traffic that will come with this commercial use, expresses concern about a decrease in property values, thinks this use will be less appealing to the neighborhood.
  
- Anne Selcer – 8585 SW 73<sup>rd</sup> Avenue, Ocala
  - Opposed, placed privacy fence to block view of this property to hers, property is filled with modular homes and she doesn't want to look out of her home to see the rows of modular homes that block her wide-open view, concurs with previous speakers' statements, commercial vehicles are tearing up the roads with the new homes and blocking the roadways, workers from the neighboring parcel have been placing items against her fence.
  
- Dorothy Worthington – 8480 SW 73<sup>rd</sup> Avenue, Ocala
  - Opposed, homes are not tied down and had concerns during the storms about debris from the mobile homes, the homes are an eyesore, neighborhoods ingress/egress is often blocked and is being further damaged.
  
- Tom Keasler – 8585 SW 73<sup>rd</sup> Avenue, Ocala
  - Opposed, equipment is an eyesore, has spoken to applicant regarding concerns about them leaning things against his fence, their fence is not attractive, concurs with previous speakers' statements.
  
- Jason Speer – 7200 SW 83<sup>rd</sup> Place, Ocala
  - Opposed, expressed safety concerns, states they have a small quiet community.

- Dale Barber – 8580 SW 73<sup>rd</sup> Avenue, Ocala
  - Opposed, noise from the construction of putting mobile homes together spooks their horses, mobile homes continuously brought through their neighborhood, business not compatible with the surrounding neighborhood.
  
- Bryan Robinson – 7451 SW 83<sup>rd</sup> Place, Ocala
  - Opposed, concurs with previous speakers’ statements.

Michael Kroitor 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. Motion passed unanimously, 7-0.

**250109ZC – 8640 SW 73 LLC**

Zoning Change from General Agriculture (A-1) to Regional Business (B-4), 4.42 Acres, Parcel Account Number 3564-023-000, Site Address 8640 SW 73<sup>rd</sup> Avenue, Ocala, FL 34476

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

Chair Greg Lord stated for the record the board would presume that the public comment previously stated in companion case 25-S01 would also be applied to the present case and shall be incorporated by previous reference. However, Chair Lord did allow the opportunity for additional public comment.

Michael Kroitor 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. Motion passed unanimously, 7-0.

**25-S02 – North Pointe Mobile Home Sales, LLC**

Small-Scale Land Use Change from Commercial (COM) to Employment Center (EC), 2.26 Acres, Parcel Account Number 3564-032-000, Site Address 7265 SW Highway 200, Ocala, FL 34476

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

Paolo Mastroserio, 170 SE 32<sup>nd</sup> Place, Ocala, FL 34471, on behalf of the applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Janet Barber – 8580 SW 73<sup>rd</sup> Avenue, Ocala
  - Opposed, there are a lot of homes already present, applicant should have checked zoning before purchasing the land, violated code previously and will continue to do so.
  
- Stacey Raisch – 8440 SW 74<sup>th</sup> Court, Ocala
  - Opposed, she was told by the previous owner this parcel was not able to be used for B-2 permitted uses and is why it was so hard to sell, current owner is already not following code and continued to violates the rules, fears property values will be adversely affected, issues with the incoming commercial trucks blocking the private neighborhood access, she concurs with Janet Barber.

Chair Greg Lord stated for the record the board would presume that the public comment previously stated in companion case 25-S01 would also be applied to the present case and shall be incorporated by previous reference. However, Chair Lord did allow the opportunity for additional public comment.

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 Andy Bonner. Motion passed unanimously, 7-0.

**250110ZC – North Pointe Mobile Home Sales, LLC**

Zoning Change from Community Business (B-2) to Regional Business (B-4), 2.26 Acres, Parcel Account Number 3564-032-000, Site Address 7265 SW Highway 200, Ocala, FL 34476

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

Chair Greg Lord stated for the record the board would presume that the public comment previously stated in companion case 25-S01 would also be applied to the present case and shall be incorporated by previous reference. However, Chair Lord did allow the opportunity for additional public comment.

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 Andy Bonner. Motion passed unanimously, 7-0.



**241211ZP – Todd Rudnianyn, Manager for Highway 27 West, LLC**

Zoning Change to Amend the Existing Planned Unit Development (PUD) to Allow for the Project to Connect to the City of Ocala Utilities in Lieu of Marion County Utilities, 11.37 Acre Portion of an 18.98 Acre Parcel, Parcel Account Number 21602-000-00, No Address Assigned

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

Jimmy Gooding, 1531 SE 36<sup>th</sup> Avenue, Ocala, FL 34471, Paolo Mastroserio, 170 SE 32<sup>nd</sup> Place, Ocala, FL 34471, and John Rudnianyn, 2441 NE 3<sup>rd</sup> Street, Ocala, FL 34471 on behalf of the applicant, addressed the Board.

Thomas Fisher 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 William Heller. Motion passed 5-2 with Greg Lord and Michael Behar dissenting.

**3. Other Business**

**4. Review Minutes of Previous Meeting**

Andy Bonner made a motion to approve the minutes from the November 25, 2024 Planning and Zoning Commission meeting. Seconded by Danny Gaekwad. Motion passed unanimously (7-0).

**ADJOURNMENT**

The meeting adjourned at 8:16 PM

Attest:

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Greg Lord, Chairman

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Autumn Williams  
Administrative Staff Assistant