

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 October 27, 2025, 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 Chair Michael Kroitor, Michael Behar, Jerry Lourenco, Andy Bonner, 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, Planners Chris Rison, Ken Odom, Sarah Wells, Erik Kramer, Jared Rivera, Code Enforcement Supervisor Thomas Sapp, 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 Proofs 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

Chair Michael Kroitor and Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

251101SU – Thomas Grimes

Special Use Permit to Allow for Commercial Vehicle Parking of One (1) Semi-Truck and One (1) Semi-Truck Trailer, in a General Agriculture (A-1) Zone, 3.24 Acre Parcel, Parcel Account Number 46072-001-08, Site Address 14612 SE 80th Avenue, Summerfield, FL 34491

251106SU – Young Life

Special Use Permit Modification to Special Use Permit SUP 210110SU-B / RESO 21-R-083 to Add New Maintenance Building and Access (for Existing Recreation Camp Facility; Conversion of Farm Structure), in a General Agriculture (A-1) Zone, 8.80 Acre Parcel, Parcel Account Number

40263-001-00, Site Addresses 9596, 9600 SE 183rd Avenue Road, and 18285 NE 95th Street Road, Ocklawaha, FL 32179

251107SU - Jajolo Limited Partnership

Special Use Permit to Allow for a Fenced Outdoor Display Area, Sidewalk Display Area, and Propane Tank, in a Community Business (B-2) Zone, 6.69 Acre Parcel, Parcel Account Number 35013-002-00, Site Address 8602 SW Highway 200, Ocala, FL 34481

Michael Behar made a motion to agree with the 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. The motion passed unanimously, 4-0.

2. Consider the Following Individual Requests

251102SU – Krystal Rodriguez DeLeon & Kemuel Rodriguez Rivera (PULLED FROM CONSENT)

Special Use Permit to Allow for the Parking of Two (2) Commercial Vehicles with a Weight Greater than 16,000 Pounds, One (1) Semi-Truck Trailer, and Two (2) Storage Trailers, in a General Agriculture (A-1) Zone, 4.0 Acre Parcel, Parcel Account Number 44997-000-15, Site Address 12160 SE 112th Avenue Road, Belleview, FL 34420

Planner Ken Odom, Growth Services, presented the case and read the report into the record. Staff recommends approval with conditions.

Krystal Rodriguez De Leon, 12160 SE 112th Avenue Road, Belleview, 34420, the property owner and applicant, addressed the Board.

1. Sean Sullivan – 11990 SE 112th Avenue Road, Belleview

- Opposed, safety concerns, increased noise, additional traffic, and the potential wear and degradation of the dirt road caused by these vehicles. Feels the presence of such vehicles is visually disruptive and diminishes the scenic quality of the area. Additionally, reports having personally witnessed the applicants performing motor replacement work on-site at this location.

Michael Behar made a motion to agree with the 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 Jerry Lourenco. The motion passed 3-1, with Andy Bonner dissenting.

251109ZC – On Top of The World Communities, LLC (PULLED FROM CONSENT)

Zoning Change from Improved Agriculture (A-2), Multiple Family Dwelling (R-3), and Community Business (B-2) to Regional Business (B-4) and Multiple Family Dwelling (R-3) Zone, for All Permitted Uses, on an approximate 24.10 Acre Portion of a 37.14 Acre Tract, Parcel Account Numbers 35300-000-03, 35300-001-17, and a portion of 35300-000-16, No Address Assigned

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

Fred Roberts, 40 SE 11th Avenue, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Thomas Hotte – 8708 SW 95th Lane, Unit D, Ocala
 - Withdrew his previously stated opposition at this time.

Andy Bonner made a motion to agree with the 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 motion passed unanimously, 4-0.

251103SU – Ocala Freedom Investments LLC

Special Use Permit to Allow for Storage Facility Related to Commercial Business, in a Single-Family Dwelling (R-1) Zone, 0.41 Acre Parcel, Parcel Account Number 3578-017-030, Site Address 10320 SW 42nd Avenue, Ocala, FL 34476

Planner Jared Rivera, Growth Services, presented the case and read the report into the record. Staff recommends denial.

Luis Moises, 2533 Pearl Cider Street, Orlando, 32824, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Anna Signore – 10284 SW 42nd Avenue, Ocala
 - Opposed, states significant safety concerns in a pedestrian-heavy neighborhood with narrow roads and no sidewalks. Explains that children walk to school daily, and families frequently use the area for walking, biking, and outdoor activities with pets. The proposed driveway directly faces a cul-de-sac commonly used by children for play. Feels the storage of heavy equipment is incompatible with the residential character of the neighborhood and potentially hazardous to both children and other residents.

2. Michelle Balmer – 4225 SW 103rd Street, Ocala

- Opposed, states the presence of multiple heavy equipment machines regularly loaded, unloaded, and serviced on-site throughout the day. Reports operations occurring from 5:00 AM to 11:00 PM daily, contributing to excessive noise and disruption. Notes damage to the roadways by the equipment and raises serious concerns about the safety of children in the area.

Andy Bonner made a motion to agree with the 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 Michael Behar. The motion passed unanimously, 4-0.

251104SU – Roberto Solares Alvera

Special Use Permit to Allow for Commercial Parking of Two (2) Semi-Trucks, Two (2) Trailers, and Work Equipment, in a General Agriculture (A-1) Zone, 1.0 Acre Parcel, Parcel Account Number 41869-012-01, Site Address 2255 SE 150th Street, Summerfield, FL 34491

Planner Erik Kramer, Growth Services, presented the case and read the report into the record. Staff recommends denial.

Roberto Solares Alvera, 2255 SE 150th Street, Summerfield, 34491, property owner and applicant, and Adalberto Hernandez, 17401 SW 17th Circle, Ocala, 34473, translating on behalf of the property owner and applicant, addressed the Board.

There were no members of the public who spoke during Public Comment.

Michael Behar made a motion to agree with the 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. The motion passed unanimously, 4-0.

251105SU - On Top of The World Communities, LLC

Special Use Permit, to Allow for Outdoor Storage and Sales for a Home Depot, Inc., in a Planned Unit Development (PUD) Zone, on an approximate 13.25 Acre Portion of a 22.62 Acre Parcel, on Parcel Account Number 3530-1001-18, Site Address 8151 SW Highway 200, Ocala, FL 34481

Planner Ken Odom, Growth Services, presented the case and read the report into the record. Staff recommends approval with conditions.

Gene Losito, 1700 SE 17th Street, Suite 200, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

1. Thomas Hotte – 8708 SW 95th Lane, Unit D, Ocala
 - Opposed, requests a more substantial buffer than the existing vegetation alone, noting that the natural screening is often sparse or ineffective during certain times of the year. Specifically asks for a concrete wall to ensure consistent visual and noise protection. Emphasizes the need to safeguard existing residents and preserve neighborhood character. Also, raises traffic concerns, pointing out that the original traffic study was conducted prior to the recent wave of development and may no longer reflect current conditions
2. Gwen Garcia – 9758 SW 100th Avenue Road, Ocala
 - Accepts that something will be going here but requests clarification regarding site access, including how vehicles will enter and exit the property
3. Robyn Cyr – 8639 SW 95th Lane, Unit C, Ocala
 - Opposed, asks about site access, noting that the area is particularly narrow and may not safely accommodate increased traffic. Raises both traffic and safety concerns for local residents. Requests the implementation of a buffer zone similar to what exists near the Sprouts location up the street, to help mitigate impacts.
4. Stu Grossberg - 13363 SW 111th Circle, Dunnellon
 - Opposed, traffic concerns due to the current traffic infrastructure, which is not designed to support the existing volumes. Requests a new traffic study that accounts for the significant growth and development that have occurred in the area, emphasizing the need for updated data.

Michael Behar made a motion to agree with the 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 Andy Bonner. The motion passed unanimously, 4-0.

251108ZC - Agri-Source, Inc.

Zoning Change from General Agriculture (A-1) Zone to Heavy Industrial (M-2) Zone, for All Permitted Uses, on an approximate 1.6 Acre Portion of a 36.77 Acre Parcel, Parcel Account Number 15861-000-00, Site Address 4001 NE 35th Street, Ocala, FL 34479

Planner Kathleen Brugnoli, Growth Services, presented the case and read the report into the record. Staff recommends denial.

Austin Daily, 40 SE 11th Avenue, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

There were no members of the public who spoke during Public Comment.

Jerry Lourenco made a motion to disagree with the 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 Michael Behar. The motion passed, 3-1, with Andy Bonner dissenting.

251110ZP - Drake Ranch, LLC

Zoning Change from General Agriculture (A-1) and Community Business (B-2) to Planned Unit Development (PUD) Zone, on an approximate ±446.72 Acre Portion of a 1,473.78 Acre Tract, Parcel Account Numbers 40866-000-00, 41109-006-00, 41109-005-00, 41109-017-01, 41109-015-00 & 41109-009-00, Site Address 13210 SW Highway 200, Dunnellon, FL 34432

Planner Jared Rivera, Growth Services, presented the case and read the report into the record. Staff recommends denial.

David Tillman, 1720 SE 16th Avenue, Bldg 100, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Stu Grossberg - 13363 SW 111th Circle, Dunnellon
 - Opposed, traffic concerns.
2. Kathy Peare – 10182 SW 156th Place, Dunnellon
 - Opposed, traffic concerns, and noted the impact the proposed 40 families will have on the Withlacoochee River.

Michael Behar made a motion to disagree with the 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 Andy Bonner. The motion passed unanimously, 4-0.

1. Other Business

Special Set Planning & Zoning Commission Meeting to discuss EAR-Based Comprehensive Plan Amendments on Monday, November 10, 2025, at 5:30 PM

Ken Weyrauch confirmed the date and time of the meeting with the board.

2. Review the Minutes of the Previous Meeting

Andy Bonner made a motion to approve the minutes from the September 29, 2025, Planning and Zoning Commission meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 4-0.

ADJOURNMENT

The meeting adjourned at 9:02PM

Attest:

Michael Kroitor, Chairman

Autumn Williams
Administrative Staff Assistant