

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 July 29, 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, Jerry Lourenco, alternate member William Heller and alternate member Thomas Fisher.

Staff members present were Assistant County Administrator Tracy Straub, Chief Assistant County Attorney Dana Olesky, Deputy Director Ken Weyrauch, Planners Chris Rison, Kathleen Brugnoli, Kenneth Odom, Xinyi Chen, Eryn Mertens, Antony Alva, and Administrative Manager Sage Dick and Staff Assistant Autumn Williams.

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

Sage Dick 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**

**240802SU – TCVM Ltd.**

Special Use Permit to expand an Educational Center, on 39.61 Acres, Parcel Account Number 02039-000-00, Site Address 9700 W CR 318, Reddick, FL 32686.

**240703SU – Pinuccia Viola**

Special Use Permit to Allow for a Dude Ranch, in a General agriculture (A-1) Zone, on 8.83 Acres, Parcel Account Number 49448-001-00, Site Address 15021 South CR 25, Weirsdale, FL 32195.

**240806SU – Jay Fratello**

Special Use Permit to Allow for Beer and Wine Sales at a Snack Barr/Cantina that is Within 1000’ of Public Park (Marjorie Harris-Carr Cross Florida Greenway), on 3.61 acres, Parcel

Account Numbers 3137-002-019, 3137-002-17, 3137-002-15, and 3137-002-013, No Address Assigned

**240809SU – Tigo Investment Group**

Special Use Permit to Allow for Food Truck Park in a Community Business (B-2) Zone, 2.0 Acres, Parcel Account Number 41200-079-03, No Address Assigned

**240810ZC – Brandon Jimerson and Bobbie Stutts**

Zoning Change from Single-Family Dwelling (R-1) to General Agricultural Estate (A-#), 4.34 Acres, Parcel Account Number 48948-000-00, No Address Assigned

**240811ZC – PAC3 Properties, LLC**

Zoning Change from Expired Planned Unit Development (PUD) to Single-Family Dwelling (R-1), 1.01 Acres, Parcel Account Number 1751-014-017, Site Address 19874 SE 59<sup>th</sup> Lane, Dunnellon, FL 34431

**24-S07 – Meridian Land Holdings, LLC**

Small Scale Land Use Change from Rural Land (RL) and Rural Activity Center (RAC) to Rural Activity Center (RAC), 19.2 Acre Portion of 34.31 Acres, Parcel Account Number 12550-000-00, Site Address 5465 NW 110<sup>th</sup> Avenue, Ocala, FL 34482

**240816ZC – Meridian Land Holdings, LLC**

Zoning Change from General Agriculture (A-1) and Community Business (B-2) to Rural Activity Center (RAC), 19.2 Acre Portion of 34.31 Acres, Parcel Account Number 12550-000-00, Site Address 5465 NW 110<sup>th</sup> Avenue, Ocala, FL 34482

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**

**240804SU – Noonan, Diocese of Orlando (PULLED FROM CONSENT)**

Special Use Permit to Allow for the expansion of an Existing Church Complex in Rural Activity Center (RAC) and Manufactured Housing (M-H) Zone, 8.72 Acres, Parcel Account Number 21108-000-00, Site Address 11153 W HWY 40, Ocala, FL 34482

Planner Eryn Mertens, Growth Services, presented the case and read the report into the record. Staff recommends Approval with Conditions.

Chuck Pigeon, Pigeon-Roberts & Associates, agent for the Diocese of Orlando, 925 SE 17<sup>th</sup> St, Ocala FL 34471 addressed the Board.

The following members of the public spoke during Public Comment:

- Michael Burmaster – 525 NW 113<sup>th</sup> Circle, Ocala, 34482
  - Questions due to now being able to see what is being proposed
  - concerns about security as is access gated community
  - Parking for church
  - Connecting to cul-de-sac?
  - Buffer walls
  - He will contact Planner Eryn Mertens for answers

Michael Kroitor made a motion to agree with 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. Motion passed unanimously, 7-0.

**240814ZP – Adena GC Holdings, LLC (PULLED FROM CONSENT)**

Zoning Change to Amend Existing Planned Unit Development (PUD), 659.85 Acres, Parcel Account Numbers 14699-000-07, 14605-002-00, 14606-002-00 & 14699-001-00, Site Address 544 NW 78th Lane Road, Ocala, FL 34475

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

David Tillman, Tillman & Associates Engineering, agent, 1720 SE 16<sup>th</sup> Ave, Bld. 100, Ocala, FL 34471, addressed the Board.

The following members of the public spoke during Public Comment:

- Amy Agricola – 7337 W Anthony Road, Ocala, FL 34479
  - It is a quiet road, doesn’t want dump trucks flying down the road
  - Wants construction traffic to not take place on W. Anthony Road

Danny Gaekwad made a motion to agree with 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 Kroitor. Motion passed unanimously, 7-0.

**240801SU - Leonel and Melba Rodriguez**

Special Use Permit for Two Horses in Single Family Dwelling (R-1) Zone, 0.49 Acres, Parcel Account Numbers 2001-023-014 and 2001-023-02, Site Address 2700 SW 141st Terrace, Ocala FL 34481

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

Melba Rodriguez, 16787 N US Highway 301, Citra, 32113, property owner and applicant, addressed the Board.

No members of the public addresses the board.

Michael Kroitor made a motion to disagree with staff’s findings and recommendation, and approve this application with conditions 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 Danny Gaekwad. Motion approved 5 to 2 with Andy Bonner and Jerry Lourenco dissenting.

**240803SU - Raymond and Judith Morris**

Special Use Permit to Allow Parking of Four Commercial Tractors and Five Flatbed Trailers, in a General Agriculture (A-1) Zone, on 15.2 Acres, Parcel Account Number 08321-000-00, Site Address 3130 NE 127TH Place, Anthony, FL 32617

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

Nicole Blumenhauer, 297 W Highway 50, Suite 2, Clermont, FL 34711, Attorney for owner, addressed the Board.

Kristina Morris, 3130 NE 127<sup>th</sup> Place, Anthony, FL, 32617, Owner, addressed the board

- Was told that millings were permeable
- Did not know there were regulations regarding a fuel tank
- They do not use off-road fuel
- Permit was an oversight

Richard Berenguer, 3130 NE 127<sup>th</sup> Pl, Anthony, FL 32617, Agent, addressed the board

The following members of the public spoke during Public Comment:

- Laurie Hall – Address not provided for Public Record Exemption
  - Not opposed, no issues and is in favor of the application
  - Has no issues with run-off
- Cadell Hager, 3153 NE 127<sup>th</sup> Pl, Anthony, FL 32617

- No issues, in favor
- Wants to continue
- Gail Taylor, 6837 Plum Lake Dr, Jacksonville, FL 32222, Owns property to the West
  - In favor
  - She had no access to her property and the Morris's granted her access to her property and were neighborly
- Kerin Rivera, 2801 NE 127<sup>th</sup> Pl, Anthony, FL, 32617
  - In favor, no issues
  - Morris's are neighborly
- Valdria Baker, 3295 NE 127<sup>th</sup> Pl, Anthony, FL 32617
  - In favor

Andy Bonner 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 Michael Behar. Motion passed unanimously, 7-0.

**240805SU - Afzal Ajobe**

Special Use Permit to Allow Parking of Two Commercial Dump Trucks in a General Agriculture (A-1) Zone, 3.0 Acres, Parcel Account Number 44631-039-00, Site Address 14919 SW 16th Avenue, Ocala, FL 34473

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

Afzal Ajobe, 14919 SW 16th Avenue, Ocala, FL 34473, property owner and applicant, addressed the Board.

- He does not bring any materials home
- Drives a dump truck to work and then pick up load and delivers and returns home with an empty truck

No members of the public addressed the board.

Jerry Lourenco 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, or is not compatible with the surrounding land uses. Seconded by Michael Behar. Motion passed unanimously, 7-0.

**240807SU - Krystal Rodriguez DeLeon and Kemuel Rodriguez Rivera**

Special Use Permit for Parking for One (1) Commercial Vehicle (Truck/Cab Only, No Trailer) in a Single-Family Dwelling (R-1) Zone, 0.58 Acres, Parcel Account Number 4707-019-015, 8818 SE 161st Place, Summerfield, FL 34491

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

Krystal Rodriguez DeLeon, 8818 SE 161st Place, Summerfield, FL 34491, property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Giacona Bernadette– 9128 SE 154<sup>th</sup> St, Summerfield, FL 34491
  - Concerned about road crumbling
  - Fears property values will decrease
  - Opposed to application

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, or is not compatible with the surrounding land uses. Seconded by Thomas Fisher. Motion passed unanimously, 7-0.

**240808SU - Acristo Investments, LLC,**

Special Use Permit to Allow for a Warehouse in a Regional Business (B-4) Zone, 1.04 Acres, Parcel Account Number 9025-0621-03, No Address Assigned

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

Chad Linn, 711 N Executive Drive, Winter Park, FL 32789, agent for the owner addressed the Board

No members of the public addressed the board.

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, or is not compatible with the surrounding land uses. Seconded by Andy Bonner. Motion passed unanimously, 7-0.

**240812ZC - Zuber Mine, Inc, CDH Realty, LLC, and CGB Construction Group, Inc**

Zoning Change Request from Single-Family Dwelling (R-1) and Mixed Residential (R-4) to Regional Business (B-4) Zone, 28.22 Acres of 31.31 Acres, Parcel Account Numbers 13338-000-00, 13338-000-01, and 13338-000-03, Historic Site Address 31277 NW 56th Street, Ocala, FL 34482

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

Paolo Mastroserio, P.E., 170 SE SE 32<sup>nd</sup> Place, Ocala, 34471, on behalf of agent for owner addressed the Board.

The following members of the public spoke during Public Comment:

- Betty Pagels– 4130 SE 183<sup>rd</sup> Avenue Road, Ocklawaha, FL 32179
  - Concerned noise, traffic, and the entrance
  - Fears property values will decrease
  - Opposed to application

Andy Bonner made a motion to agree 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 Michael Behar. Motion passed unanimously, 7-0.

**240813ZC - Robert and Julie Gifford**

Zoning Change from Regional Business (B-4) to Rural Commercial (RC-1), 2.45 Acres, Parcel Account Number 08465-001-01, No Address Assigned

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

Austin Dailey, Klein & Klein, LLC, 40 SE 11<sup>th</sup> Ave, Ocala, FL, 34470, Agent for the owners addressed the Board.

The following members of the public spoke during Public Comment:

- James Dawkins– 1055 NW 127<sup>th</sup> St, Citra, FL 32113
  - Concerned noise and excess traffic
  - Opposed to application
  
- Terry Dawkins– 1055 NW 127<sup>th</sup> St, Citra, FL 32113
  - Feels this would be a disaster
  - Believes a sound barrier would be necessary
  - Concerns about trees being removed
  - Concerns about impact to the dirt roads
  - Dangerous to pull out on HWY 441
  - Opposed to application

- Linda Smith Lock– 1021 NW 127th St, Citra, FL 32113
  - Concerned about road crumbling
  - Fears property values will decrease
  - Opposed to application
  
- Kelsey Lock– 1021 NW 127th St, Citra, FL 32113
  - Safety concerns with turn in, speeds too great
  - Bus stop conflict with kids getting on or off the bus
  - Opposed to application
  
- Brandi Defio– 971 NW 127<sup>th</sup> St, Citra, FL 32113
  - Shares concerns previously stated by Kelsey Lock
  - Opposed to application
  
- Ryan Funk– 941 NW 127th St, Citra, FL 32113
  - Concerned about safety: traffic, speeds, and accidents
  - Soliciting fears
  - Worried about increase noise
  - Opposed to application
  
- Jett Chesteine– 1111 NW 126<sup>th</sup> St, Citra, FL 32113
  - Shares concerns previously stated by Ryan Funk
  - Opposed to application

Jerry Lourenco made a motion to disagree with staff's findings and recommendation, and approve the application. Motion did not receive a second and therefore not voted.

Michael Behar made a motion to agree with staff's findings and recommendation, and deny this application because it will adversely affect the public interest, is not consistent with the Marion County Comprehensive Plan, or is not compatible with the surrounding land uses. Seconded by Thomas Fisher. Motion passed 5 to 2 with Greg Lord and Jerry Lourenco and dissenting.



**240815ZP - Armstrong Land, LLC**

Zoning Change from Planned Unit Development (PUD) to Modify the Unit Type from Townhomes to Single-Family Dwellings, on 10.33 Acres, Parcel Account Number 9007-0000-12, No Address Assigned

Planner Eryn Mertens, Growth Services, presented the case and read the report into the record. Staff recommends Approval with conditions.

David Tillman, Tillman & Associates Engineering, 1720 SE 16<sup>th</sup> Ave, BLDG 100, Ocala, FL 34471, Agent for the Owner addressed the Board.

No members of the public addressed the board.

Andy Bonner made a motion to agree with staff’s findings and recommendation, and approve this application with conditions 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. Motion approved 4 to 3 with Greg Lord, Jerry Lourenco, and Thomas Fisher dissenting.

**240817ZC - Meridian Land Holdings, LLC**

Zoning Change from Community Business (B-2) to Rural Commercial (RC-1), 17.60 Acre Portion of 34.31 Acres, Parcel Account Number 12550-000-00, Site Address 5465 NW 110th Avenue, Ocala, FL 34482

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

Austin Dailey, Klein & Klein, LLC, 40 SE 11<sup>th</sup> Ave, Ocala, FL 34470, Agent for the owners addressed the Board.

No members of the public addressed the board.

Jerry Lourenco made a motion to disagree with staff’s findings and recommendation, and approve 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 Kroitor. Motion approved 5 to 2 with Michael Behar and Thomas Fisher dissenting.

**3. Other Business**

Update by Staff of the Marion County Evaluation and Appraisal Report and Planning Framework Study and related Meeting Dates.

Discussion by Dana Olesky, County Attorney regarding Board Members voting, abstaining and discussion of various case types.

**4. Review Minutes of Previous Meeting**

Andy Bonner made a motion to approve the minutes from the June 24, 2024 Planning and Zoning Commission meeting. Seconded by Jerry Lourenco. Motion passed unanimously.

**ADJOURNMENT**

The meeting adjourned at 9:20 PM

Attest:

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Greg Lord, Chairman

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Sage Dick  
Administrative Manager

DRAFT