

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 November 27, 2023 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 Michael Kroitor, Vice-Chairman Danny Gaekwad, Greg Lord, Michael Behar, Jerry Lourenco and alternate member William Heller.

Staff members present were Chief Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Ken Odom, Eryn Mertens, Chris Rison, Kathleen Brugnoli, Marcus Lloyd and Xinyi Chen. Administrative Staff Assistants Stephanie Soucey, Darlene Pocock and Sage Dick.

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

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

**1. Items on the Consent Agenda**

The following items were recommended by staff for approval with conditions, there were no opposition letters within 300 feet and no opposition at the Planning and Zoning Commission meeting.

<b>1.1</b>	<p><b>231201SU – God Answers Prayers – Emmanuel, Inc.</b></p> <p>Special Use Permit for to increase capacity from 6 to 8 for an Assisted Living Facility (ALF) with no structural changes, in a Single-Family Dwelling (R-1) zone, 0.32 acres, parcel account number 4552-014-001, site address 13470 SE 101<sup>st</sup> Terrace, Belleview FL 34420.</p> <p>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 Jerry Lourenco. Passed by unanimous decision.</p>
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<p><b>1.2</b></p>	<p><b>231202SU – Ricardo Duque</b></p> <p>Special Use Permit for a Warehouse, Office and Retail, in a Regional Business (B-4) zone, 2.86 acres, parcel account numbers 9024-0565-09 and 9024-0565-08, no address assigned.</p> <p>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 Jerry Lourenco. Passed by unanimous decision.</p>
<p><b>1.3.</b></p>	<p><b>231203ZC– Newco Homes of Ocala, Inc. Butch Dlouhy</b></p> <p>Zoning Change from General Agriculture (A-1) to Community Business (B-2), 8.08 acres, Parcel Account Number 35505-000-00, site address 6145 SW 80<sup>th</sup> Street, Ocala FL 34476</p> <p>Danny Gaekwad 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 Jerry Lourenco. Passed by unanimous decision.</p>
<p><b>1.4.</b></p>	<p><b>231204SU – Newco Homes of Ocala, Inc., Butch Dlouhy</b></p> <p>Special Use Permit for an RV and Boat Storage Facility, in a Community Business (B-2) zone, 8.08 acres, Parcel Account Number 35505-000-00, site address 6145 SW 80<sup>th</sup> Street, Ocala FL 34476</p> <p>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 Jerry Lourenco. Passed by unanimous decision.</p>
<p><b>1.5.</b></p>	<p><i>This item was pulled from the consent agenda by the applicant</i></p> <p><b>231207ZP– Jay C. Thomas Revocable Trust</b></p> <p>Zoning Change from General Agriculture (A-1) and Community Business (B-2) to Planned Unit Development (PUD) with a master plan, for proposed enclosed self-storage, 11.4 acres, parcel account number 31385-000-00, no address assigned.</p> <p>Senior Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends Approval with development conditions.</p>

	<p>Fred Roberts, Klein &amp; Klein, LLC., 40 SE 11<sup>th</sup> Avenue, Ocala FL 34471, representing the property owner, addressed the Board.</p> <p>There was no public comment on this item.</p> <p>Greg Lord made a motion to agree with staff's findings and recommendation, and recommend approval with development 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. Passed by unanimous decision.</p>
<p>1.6.</p>	<p><b>23-S07– Jason Lyons</b></p> <p>Land Use Change from Medium Residential (MR) to High Residential (HR), 0.36 acres, Parcel Account Number 2303-014-032, site address 150 NW 59<sup>th</sup> Avenue, Ocala FL 34482.</p> <p>Danny Gaekwad 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 Jerry Lourenco. Passed by unanimous decision.</p>

**2. Items for Individual consideration**

<p>2.1.</p>	<p><b>231206ZC – Jerry and Karen Cauthen</b></p> <p>Zoning change from General Agriculture (A-1) to Rural Commercial (RC-1), 11.06 acre portion of 38.62 acres, Parcel Account Number 07263-000-00, no address assigned.</p> <p>Planner Eryn Mertens, Growth Services, presented the case and read the report into the record. Staff recommends denial.</p> <p>Robert Batsel, 1531 SE 36<sup>th</sup> Avenue, Ocala FL 34471, representing the applicant, addressed the Board.</p> <p>The following members of the public spoke during Public Comment:</p> <ul style="list-style-type: none"> <li>• Bernie Little, 4899 NW 90<sup>th</sup> Avenue, Ocala FL 34478             <ul style="list-style-type: none"> <li>○ Presented photos of the area</li> <li>○ Not compatible</li> </ul> </li> <li>• Matt Brockway, 2033 Main Street, Sarasota FL 34237             <ul style="list-style-type: none"> <li>○ Represents Horse Farms Forever</li> </ul> </li> <li>• Janice Garvin, 1283 NE 120th Street, Ocala FL 34479             <ul style="list-style-type: none"> <li>○ Concerned about traffic and accidents</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>• Matheny Zachary, 831 NW 124<sup>th</sup> Street, Ocala FL 32113 <ul style="list-style-type: none"> <li>○ Is not needed there are already 2 gas stations there</li> </ul> </li> <li>• Margaret Mayer, 710 NW 117<sup>th</sup> Street, Ocala FL 34475 <ul style="list-style-type: none"> <li>○ There are 2 schools on 329 -kids will hang out there</li> </ul> </li> <li>• Mary Tortora, 1750 W Hwy. 329, Citra FL 32113 <ul style="list-style-type: none"> <li>○ Not compatible with livestock</li> </ul> </li> <li>• Mindy Morrow, 12680 N US Hwy. 441, Citra FL 32113 <ul style="list-style-type: none"> <li>○ Concerned about lights at night</li> </ul> </li> </ul> <p>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, it is not consistent with the Marion County Comprehensive Plan, and it is not compatible with the surrounding land uses. Seconded by Greg Lord. Passed 5 to 1 with Jerry Lourenco dissenting.</p>
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**3. Other Business**

Election of New Chairman and Vice-Chairman  
New Chairman – Greg Lord  
New Vice-Chairman – Michael Kroitor

**4. Review Minutes of Previous Meeting**

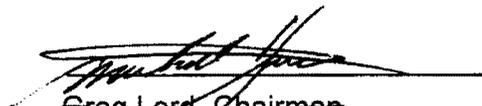
Danny Gaekwad made a motion to approve the minutes from the October 30, 2023 Planning and Zoning Commission meeting. Seconded by Greg Lord. Passed by unanimous decision.

**ADJOURNMENT**

The meeting adjourned at 7:50 PM

Attest:

Stephanie Soucey  
Stephanie Soucey  
Administrative Staff Assistant

  
Greg Lord, Chairman  
Michael Kroitor, Vice-Chairman