

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 January 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 Chairman Greg Lord, Michael Kroitor, Michael Behar, Danny Gaekwad, Andy Bonner, 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, Ken Odom, GIS Technician Analyst Antony Alva, 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

250206ZC – Outland Oaks, LLC

Zoning Change from Single-Family Dwelling (R-1) to Rural Residential (RR-1), 0.35 Acre Parcel, Parcel Account Number 06189-001-00, Site Address 4882 NW 165th Street, Reddick, FL 32686

25-S03 – Partners Self Storage, LLC

Small-Scale Land Use Change from Medium Residential (MR) to Commercial (COM), 6.0 Acre Parcel, Parcel Account Number 39169-000-00, Site Address 7655 E Highway 25, Belleview, FL 34420

Danny Gaekwad 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 Michael Kroitor. The motion passed unanimously, 7-0.

2. Consider the Following Individual Requests

250203ZC – Southern Hills LTD / SECO Inc. (CONTINUED TO MARCH 31, 2025)

Zoning Change from General Agriculture (A-1) to Community Business (B-2), 39.20 Acre Parcel, Parcel Account Number 41200-012-00, Site Address 12644 SW 16th Avenue, Ocala, FL 34473

Michael Kroitor made a motion to approve the continuation of this item to be heard at the March 31, 2025 Planning and Zoning Meeting. Seconded by Michael Behar. The motion passed unanimously, 7-0.

This item was continued to the March 31, 2025 Planning and Zoning Meeting

250204SU – Southern Hills LTD / SECO Inc., Nan P Bonfield, & Laura Bryan Declaration of Trust (CONTINUED TO MARCH 31, 2025)

Special Use Permit to an office building and warehouse facility with (outdoor) material storage, in a Community Business (B-2) Zone, 79.20 Acre Tract, Parcel Account Numbers 41200-012-00, 41200-020-00, and 41200-020-01, Site Addresses 12644, 12830, and 12940 SW 16th Avenue, Ocala, FL 34473

Michael Kroitor made a motion to approve the continuation of this item to be heard at the March 31, 2025 Planning and Zoning Meeting. Seconded by Michael Behar. The motion passed unanimously, 7-0.

This item was continued to the March 31, 2025 Planning and Zoning Meeting

25-S04 – Thomas R. Moore (CONTINUED TO APRIL 28, 2025)

Small-Scale Land Use Change from Rural Land (RL) to Rural Activity Center (RAC), 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

Michael Behar made a motion to approve the continuation of this item to be heard at the April 28, 2025 Planning and Zoning Meeting. Seconded by Michael Behar. The motion passed unanimously, 7-0.

This item was continued to the April 28, 2025 Planning and Zoning Meeting

250207ZC – Thomas R. Moore (CONTINUED TO APRIL 28, 2025)

Zoning Change from General Agriculture (A-1) to Rural Activity Center (RAC), 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

Michael Behar made a motion to approve the continuation of this item to be heard at the April 28, 2025 Planning and Zoning Meeting. Seconded by Michael Behar. The motion passed unanimously, 7-0.

This item was continued to the April 28, 2025 Planning and Zoning Meeting

250205ZC – The Church at Westwood of Ocala, Inc. (PULLED FROM CONSENT)

Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 10.0 Acre Parcel, Parcel Account Number 21629-001-01, Site Address 1700 NW 60th Avenue, Ocala, FL 34482

David Tillman, 1720 SE 16th Avenue, building 100, Ocala, FL 34471, on behalf of the property owner and applicant, and Ben Adams (exempt from placing his address on the record), the applicant, addressed the Board.

GIS Technician Analyst Antony Alva and Deputy Director Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends Approval.

The following members of the public spoke during Public Comment:

- Kay Kimbrough – 4505 S Grady Avenue, Tampa
 - Opposed, is not opposed to the charity, however, is opposed to the division of the parcel. She wants it to remain as a 10-acre parcel and be used as a church for the community, as it was intended when her parents donated it. Does not want the land given to anyone else for any other reason.
- Larry Stephens – 1830 NW 60th Avenue, Ocala
 - Opposed, wants this parcel to remain agricultural.
- Stephanie Keen – 6202 NW 21st Street, Ocala
 - Opposed, does not want this parcel divided and to remain a church. She believes it should continue to adhere to what was agreed to when the land was originally donated to the church.

Michael Kroitor made a motion to agree 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, 6-1 with Greg Lord dissenting.

250202SU – Springs Plaza One, LLC

Special Use Permit to allow for package sales of alcoholic beverages within 500 feet of a religious institution, in a Community Business (B-2) Zone, 3.65 Acre Parcel, Parcel Account Number 9015-0197-02, Site Address 9413 SE Maricamp Road, Ocala, FL 34472

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

Akshita Veerani, the applicant, 4062 SW 51st Court, Ocala, and Rajeshkumar Patel, 11413 SW 16th Avenue, Ocala, on behalf of the property owner and applicant, addressed the Board.

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 Thomas Fisher. The motion passed unanimously, 7-0.

241209ZP – SW 60th Ave, LLC

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) to allow for a maximum proposed total of 73 residential units, on a 27.12 Acre Parcel, Parcel Account Number 23834-001-01, site address 4805 SW 60th Avenue, Ocala, FL 34474

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

Miles Anderson, 1515 E Silver Springs Boulevard, Suite 132, Ocala, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Bill Russel – 590 SE 80th Street, Ocala
 - Opposed, owns equine hospital next to the property, the parcel was previously an unregulated dump site, and concerned with the issues the previous use of the land will cause with development.
- Dr. Faith Hughes – 6875 NW 21st Street, Ocala
 - Opposed, previously used for unregulated dumping of various materials and traffic concerns.

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 Danny Gaekwad. The motion passed, 6-1 with William Heller dissenting.

250208ZP – Alluja, LLC

Zoning Change from an expired Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow for a maximum proposed total of 310 residential units, on a 77.50 Acre Parcel, Parcel Account Number 15486-000-00, site address 3922 NE Jacksonville Road, Ocala, FL 34479

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

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

The following members of the public spoke during Public Comment:

- Linda Decker – 3970 NE 6th Court, Ocala
 - Opposed, the neighborhood is quiet and wants it to stay that way. Concerns about the increased traffic and the negative impact on the schools, electrical grid, and water system in the area. Believes the traffic study won't be accurate because of the PUD being built nearby
- Brad Ottzman – 1204 NE 42nd Street, Ocala
 - Opposed, requests a larger buffer than what is being proposed, specifically a higher one. The neighborhood is currently very quiet and he enjoys his backyard view of the cows. Drainage concerns.
- Scott Jacob – 530 NE 39th Street, Ocala
 - Opposed, the detrimental impact of the growth to the area, wants to preserve the area and remain horse country.
- Lauren Brown – 690 NE 39th Street, Ocala
 - Opposed, Traffic concerns and wants it to remain quiet.
- Charlene Davis – 641 NE 35th Loop, Ocala
 - Opposed, direct view of all the development. Does not feel a type C buffer is enough and will provide her parcel with no privacy. The 40-50 foot property line will not only have the proposed home on top of one another but on top of those existing, concerns for the wildlife.
- Sandra McCullough – 1005 NE 42^{ns} Street, Ocala
 - Opposed, wants it to remain a quiet neighborhood with no littering. Enjoys the current view of the cows.
- Randy Brown – 664 NE 39th Street, Ocala
 - Opposed, various wildlife nests here and the community enjoys it. Concerns for the roads and traffic. Can emergency services handle this much more development in this area?

Danny Gaekwad 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, 4-3 with Michael Behar, William Heller, and Thomas Fisher dissenting.

3. Other Business

4. Review the Minutes of the Previous Meeting

Michael Behar made a motion to approve the minutes from the December 30, 2024 Planning and Zoning Commission meeting. Seconded by Andy Bonner. The motion passed unanimously, 7-0.

ADJOURNMENT

The meeting adjourned at 7:34 PM

Attest:

Greg Lord, Chairman

Autumn Williams
Administrative Staff Assistant