

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 27, 2026, 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, Vice Chair Greg Lord, Jerry Lourenco, Andy Bonner, Danny Gaekwad, and Michael Behar.

Staff members present were Chief Assistant County Attorney Dana Olesky, Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Ken Odom, Jared Rivera, and Erik Kramer, and Administrative Staff Assistant Kimberly Lamb.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Kimberly Lamb 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 Chief Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

260801SU – Alamday Valle Sanchez and Ismaray Fundora Lima

Special Use Permit to Allow for Parking of One (1) Commercial Vehicle and Trailer, in a General Agricultural (A-1) Zone, 2.22 Acres, Parcel Number 2093-003-002, Site Addresses 4636 and 4660 SW 166th Court Road, Ocala, FL 34481

260804SU – 2745 PDH Extension, LLC

Special Use Permit to Construct a 12,000 Sq. Ft. Building Containing 10,000 Sq. Ft. of Warehouse and 2,000 Sq. Ft. Office Space with Parking, in a Regional Business (B-4) Zone, 1.23 Acres, Parcel Number 9024-0565-06, No Address Assigned

260806ZC – Donald Pierson III

Zoning Change from Regional Business (B-4) to Mixed Residential (R-4) Zone, For All Permitted Uses, 0.25 Acres, Parcel Number 08370-001-00, Site Address 1898 NE 128th Place, Anthony, FL 32617

260808ZC – MBV Engineering Inc., on behalf of Copper Penny Farm, LLC

Zoning Change from Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV) Zone, For All Permitted Uses, an Approximate ±26.05 Acre Portion of an Overall 31.37 Acre Parcel, Parcel Number 36512-000-00, No Address Assigned

260809ZC – CGB Investment Properties, LLC

Zoning Change from Community Business (B-2) to Rural Residential (RR-1) Zone, For All Permitted Uses, 0.20 Acres, Parcel Number 03873-000-00, Site Address 731 W Highway 318, Citra, FL 32113

Michael Behar made a motion to agree with the staff's findings and recommendations and recommends approval of these applications 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, 6-0.

2. Consider the Following Individual Requests**260805ZC – Anjana Singh – (CASE WITHDRAWN)**

Zoning Change from General Agriculture (A-1) to Residential Estate (R-E) Zone, For All Permitted Uses, 1.68 Acres, Parcel Number 45849-002-01, No Address Assigned

The case has been withdrawn by the applicant. This is for information purposes only.

260802SU – Gulfstream Towers Holding Company, LLC on behalf of Fig Lake Preserve, LLLP

Special Use Permit to Allow for a 199' (Foot) Monopole Telecommunication Tower, in a General Agriculture (A-1) Zone, 1,398.64 Acres, Parcel Number 48512-000-00, Site Addresses 14607 and 14617 E Highway 25, and 16000 SE 135th Street, Ocklawaha, FL 32179

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

Mary Solik, 127 West Fairbanks Avenue, #469, Winter Park, FL, 32789, on behalf of the property owner and applicant, addressed the Board.

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

Danny Gaekwad made a motion to agree with the staff's findings and recommendation and recommends approval of 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. The motion passed unanimously, 6-0.

3. Other Business

4. Review the Minutes of the Previous Meeting

Danny Gaekwad made a motion to approve the minutes from the June 29, 2026, Planning and Zoning Commission Meeting. Seconded by Andy Bonner. The motion passed unanimously, 6-0.

ADJOURNMENT

The meeting adjourned at 5:52 PM

Attest:

Michael Kroitor, Chairman

Kimberly Lamb, Administrative Staff Assistant