

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 February 24, 2025, 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 Vice Chairman Michael Kroitor, Michael Behar, Danny Gaekwad, Andy Bonner, Jerry Lourenco, 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, Sarah Wells, Erik Kramer, Jared Rivera, 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**

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

#### **1. Items on the Consent Agenda**

##### **250302SU – Ashley Castrenze & Brian Pedroza**

Special Use Permit to allow for transportation services solely related to the transport of horses and livestock, in a General Agriculture (A-1) Zone, 10.0 Acre Parcel, Parcel Account Numbers 13091-000-00, Site Address 5152 W Highway 326, Ocala, FL 34482

**241210ZP – GPK Ocala One, LLC**

To REPEAL Ordinance NO. 24-34 and Resolution 24-R-677, Granting a Zoning Change to Rezone from General Agriculture (A-1) to Planned Unit Development (PUD) to allow for a total maximum proposed total of 158 single-family detached units, on a 39.36 Acre Parcel, Parcel Account Number 36640-004-00, No Address Assigned

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, 7-0.

**2. Consider the Following Individual Requests****250301SU – Sparr United Methodist Church, Inc. (PULLED FROM CONSENT)**

Special Use Permit to allow for the installation of four (4) RV spaces and hook-ups, providing free accommodations for out-of-area volunteers assisting with church and community service projects, in a Regional Business (B-4) Zone, 1.07 Acre Parcel, Parcel Account Numbers 07836-001-00, Site Address 13130 NE Jacksonville Road, Citra, FL 32113

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

Jill Stephens, P.O. Box 772, Sparr, FL, 32192, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Marcia Armstrong – 1820 NE 132<sup>nd</sup> PL, Citra
  - In favor, thinks this is a good thing for the area.

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

**250107ZC – SUZIQ, LLC (PULLED FROM CONSENT)**

Zoning Change from Heavy Business (B-5) to Mixed Residential (R-4) for a ±1.09 Acre Portion and a Zoning Change for an additional ±1.09 acre portion from Mixed Residential (R-4) to Heavy Business (B-5), overall parcel acreage is 26.30 Acre Parcel, Parcel Account Number 36887-000-00, Site Address 9110 S US Highway 441, Ocala, FL 34480

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

Rodney Rogers, 1105 SE 3<sup>rd</sup> Avenue, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Forrest Decker – 3800 SE 93<sup>rd</sup> Place, Ocala
  - In favor, does not object to this change.

Andy Bonner 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 unanimously, 7-0.

#### **250303ZC – Gateway Properties, LLC (PULLED FROM CONSENT)**

Zoning Change from Light Industrial (M-1) to Heavy Industrial (M-2), 35.64 Acre Tract, Parcel Account Numbers 13708-000-06 & 13708-001-00, No Address Assigned

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

Emerson Grainger, 3457 Grainger Road, Akron, OH 44333, and Wesley Haze, 16 CR Roanoke, AL 36274 on behalf of the property owner and applicant, addressed the Board.

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

#### **250304ZP – OTOW Bay Laurel PUD 'Melody Preserve'**

Rezoning from General Agriculture (A-1) to Planned Unit Development (PUD) for a 233 unit (161 units in rezoning parcel) age-restricted, single-family detached development with amenities. This Zoning Change also amends the existing Bay Laurel PUD that was approved in 2005. This amendment brings the ±44 acres into the Bay Laurel PUD, allows for outdoor activities in the public and commercial areas, moves a commercial node from Parcel 35300-000-15 to the intersection of SW 63<sup>RD</sup> Street Road, and realigns SW 90<sup>th</sup> Terrace Road; ±44 Acres of a total 67.65 acre Melody Preserve area, Parcel Account Number 35474-000-00, Site Address 7875 & 7895 SW 80<sup>th</sup> Street, Ocala, FL 34481

Jessica Icerman, 401 E Jackson Street, Suite 100, Tampa, FL 33602, Boe Stepp 8435 SW 80<sup>th</sup> Street, Ocala, 34481, and Ken Metcalf, 106 E College Avenue, Tallahassee, FL 32301 on behalf of the property owner and applicant, addressed the Board.

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

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 unanimously, 7-0.

### **25-S05 – JAX Road, LLC**

Small-Scale Land Use Change from Public (P) to High Residential (HR), 29.51 Acre Parcel, Parcel Account Number 14976-004-00, No Address Assigned

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

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

The following members of the public spoke during Public Comment:

- Denise Guinn – 1555 NE 49<sup>th</sup> Street, Ocala
  - Opposed, this area is mostly residential and rural. Emergency services are already overwhelmed and have extended response times.
- Joe Amodeo – 5205 & 5241 NE Jacksonville Road, Ocala
  - Opposed, the request is not compatible with the surrounding area. Emergency services are already at capacity. Current infrastructure cannot handle the added volume of homes being proposed.
- Dean Russ – 1813 NE 51<sup>st</sup> Place, Ocala
  - Opposed, too many homes are being proposed. Concerns about sewer connections.
- Roberta Duffy – 4900 NE 18<sup>th</sup> Court, Ocala
  - Opposed, does not want two-story homes boarding her single-story home. Doesn't feel this request fits the area and is not the right location for this.

- Linda Esquicel – 4785 NE 7<sup>th</sup> Avenue, Ocala
  - Opposed, concurs with what has been previously stated. Surrounded by livestock and farmland. Does not agree with the number of homes being proposed because it doesn't fit the surrounding area.
- Greg Guinn – 1555 NE 49<sup>th</sup> Street, Ocala
  - Opposed, density is too much for this area. Where are the proposed open spaces? Adding this many homes will cause overcrowding in the area, roads, and emergency services.
- Annette Sackrider – 9498 NW 60<sup>th</sup> Avenue, Ocala
  - Opposed, this density invites increased crime and overcrowding in the area. Concerned the existing roads cannot handle the additional traffic. Safety concerns for kids, there are no sidewalks or places for them to play.
- Sandra Fernandez – 3270 NE 42<sup>nd</sup> Place, Ocala
  - Opposed, there are already a lot of changes to the area. Concurs with what was previously said. Roads are falling apart and not being maintained as is.

Jerry Lourenco 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 Danny Gaekwad. The motion passed, 4-3 with Michael Behar, Andy Bonner, and William Heller dissenting.

### **250305ZP – JAX Road, LLC**

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) to allow for a proposed maximum of 170 single-family residential units, on a 29.51 Acre Parcel, Parcel Account Number 14976-004-00, No Address Assigned

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

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

Chair Michael Kroitor stated for the record the board would presume that the public comment previously stated in companion case 25-S05 would also be applied to the present case and shall be incorporated by the previous reference.

Jerry Lourenco 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, 4-3 with Michael Behar, Andy Bonner, and William Heller dissenting.

**3. Other Business**

**4. Review the Minutes of the Previous Meeting**

Danny Gaekwad made a motion to approve the minutes from the January 27, 2025 Planning and Zoning Commission meeting. Seconded by Thomas Fisher. The motion passed unanimously, 7-0.

**ADJOURNMENT**

The meeting adjourned at 8:05 PM

Attest:

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Greg Lord, Chairman

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Autumn Williams  
Administrative Staff Assistant