

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 May 28, 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 Chair Greg Lord, Andy Bonner, Jerry Lourenco, Danny Gaekwad, Donald Johnson, and Thomas Fisher.

Danny Gaekwad left at 8:10 P.M.

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 Nate Mittler, and Administrative Staff Assistant Autumn Williams.

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

250601ZC – Patricia D. Walter

Zoning Change from General Agriculture (A-1), Community Business (B-2), Heavy Business (B-5) to Rural Activity Center (RAC), 16.36 Acre Parcel, Parcel Account Number 31717-000-01, No Address Assigned

250602ZC – Javier Rodriguez and Zuleika Arizmendi

Zoning Change from Community Business (B-2) to Rural Residential (RR-1), 1.30 Acre Parcel, Parcel Account Number 14570-000-00, Site Address 8748 & 8750 NE Jacksonville Road, Anthony, FL 32617

250603ZC – George and Lisa Scott

Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 1.0 Acre Parcel, Parcel Account Number 3752-015-005, Site Address 6270 SE 88th Street, Ocala, FL 34472

250604ZC – Belleview Property Holdings LLC

Zoning Change from General Agriculture (A-1) to Community Business (B-2), 1.59 Acre Tract, Parcel Account Numbers 45418-000-00 & 45415-000-00, Site Addresses 13210, 13214, & 13170 S US Highway 301, 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 Andy Bonner. The motion passed unanimously, 6-0.

2. Consider the Following Individual Requests**25-L01 – Golden Ocala Equestrian Land, LLC, et. al (CONTINUED TO JUNE 30, 2025)**

Large Scale Text Amendment to Amend Policy 2.1.28 - World Equestrian Center, Table 2-1 - Summary of Future Land Use Designations, and Policy 10.5.1 - Golden Ocala, Map 15.H - Golden Ocala, Multiple Address and/or No Addresses Assigned

Due to an incorrect legal notice, this item was continued date certain to the June 30, 2025, Planning and Zoning Meeting. No action required.

25-L02 – Golden Ocala Equestrian Land, LLC, et. al (CONTINUED TO JUNE 30, 2025)

Large Scale Map Amendment to change Future Land Use Map on ±250.86-acre Land from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Addresses and/or No Addresses Assigned

Due to an incorrect legal notice, this item was continued date certain to the June 30, 2025, Planning and Zoning Meeting. No action required.

250606ZP – Golden Ocala Equestrian Land, LLC, et. al (CONTINUED TO JUNE 30, 2025)

Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to amend two existing Planned Unit Development (PUD) projects to combine the PUDs into a single united PUD and amend a portion of the united PUD to allow for an indoor/outdoor sports complex and event venue facility, along with establishing and modifying development standards for the new and existing uses, on a ±4,276.21 Acres consisting of 391 parcels, including, but not limited to, primary Parcel Identification Number of interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Address and/or No Addresses Assigned

Due to an incorrect legal notice, this item was continued date certain to the June 30, 2025, Planning and Zoning Meeting. No action required.

250402SU – C.L.D. Properties, LLLP

Special Use Permit to Allow for a One 141-Bed Skilled Nursing and Memory Care Facility to be Developed, in a Community Business (B-2) Zone, 9.47 Acres, Parcel Account Number 35695-019-03, No Address Assigned

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

Jimmy Gooding, 1531 SE 36th Avenue, Ocala, FL, 34471, and Kenneth Tobin with Architectural Concepts, Inc., 2401 W Bay Drive, Largo, FL, 33770, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Grant Treiber – 7219 SW 99th Street, Ocala, 34476
 - Not opposed to the request, but questions as to where the access to the project is located.
- Lee Longfield – 7255 SW 99th Street, Ocala, 34476
 - Not opposed to the request, questions as to a strip of land shared between Countryside Farms of Ocala Subdivision and this project, proposed buffering issues?

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 Danny Gaekwad. The motion passed unanimously, 6-0.

250203ZC – Sumter Electric Cooperative, Inc.

Zoning Change from General Agriculture (A-1) to Community Business (B-2), ±39.2 Acres, Parcel Account Number 41200-012-00, Site Address 12644 SW 16th Avenue (CR Hwy 475A), Ocala, FL 34473

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

Tara Tedrow with Lowndes Law, 215 N Eola Drive, Orlando, FL, 32801, Cathy Jutkins, 330 S US Highway 301, Sumterville, FL, 33585, and Tracy Lentils, 330 S US Highway 301, Sumterville, FL, 33585, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Heather Shubirg – 310 SE 3rd Street, Ocala, 34471
 - Support, opportunity for job creation and has been an amazing partner for our community.
- Donald Barber – exempt from providing address on the record
 - Support, great service for the infrastructure of the county.
- Jason Reynolds – 11800 S Highway 475, Ocala, 34480
 - Support, Florida Horse Park feels SECO is vital to their livestock when there is no power. They agree with this project as it adds to the support of the citizens of this community.
- Jobe Shazad Mohamed – 14645 SW 16th Avenue, Ocala, 34480
 - Support, lives in the area, and does not want to see these parcels used for apartments that will bring a lot of additional people to the area. Feels this project is a much better option to help avoid that.
- Busy Shires – 4899 NW 90th Avenue, Ocala, 34480
 - Neutral, lots of Horse Farm Forever members live in this area. On behalf of Horse Farms Forever, thanks SECO and their staff for their efforts to protect and add value to Marion County, specifically in the 475A Overlay.

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 Thomas Fisher. The motion passed unanimously, 6-0.

250204SU – Sumter Electric Cooperative, Inc.

Special Use Permit to Allow for Utility Company Service Yard Including Office Building, Warehouse, and Outdoor Equipment and Material Storage "Lay-down Yard," 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

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

Tara Tedrow with Lowndes Law, 215 N Eola Drive, Orlando, FL, 32801, Cathy Jutkins, 330 S US Highway 301, Sumterville, FL, 33585, and Tracy Lentils, 330 S US Highway 301, Sumterville, FL, 33585, on behalf of the property owner and applicant, addressed the Board.

Chair Greg Lord stated for the record that the board would presume that the public comment previously stated in companion case 250203ZC would also be applied to the present case and shall be incorporated by the previous reference.

Jerry Lourenco made a motion to disagree 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, 6-0.

25-S06 – Gary W. Smallridge and 4 C Family Trust, LLC

Small-Scale Land Use Amendment from Rural Land (RL) to Commerce District (CD), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 & 41520-101-04, No Addresses Assigned

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

Randal Alvord, 1811 E Fort King Street, Ocala, FL, 34471, on behalf of the property owner and applicant, and the applicant Gary Smallridge, 2797 SE CR Highway 484, Belleview, FL, 34420, addressed the Board.

Thomas Fisher made a motion to agree with the 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. Failed due to a lack of a second.

Jerry Lourenco made a motion to disagree 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 Donald Johnson. The motion passed, 5-1, with Thomas Fisher dissenting.

250406ZC - Gary W. Smallridge and 4 C Family Trust, LLC

Zoning Change from General Agriculture (A-1) to Light Industrial (M-1), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 & 41520-101-04, No Addresses Assigned

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

Randal Alvord, 1811 E Fort King Street, Ocala, FL, 34471, on behalf of the property owner and applicant, and the applicant Gary Smallridge, 2797 SE CR Highway 484, Belleview, FL, 34420, addressed the Board.

Chair Greg Lord stated for the record that the board would presume that the public comment previously stated in companion case 25-S06 would also be applied to the present case and shall be incorporated by the previous reference.

Jerry Lourenco made a motion to disagree 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 Donald Johnson. The motion passed, 5-1, with Thomas Fisher dissenting.

25-S07 - Sandy Clay, LLC

Small-Scale Land Use Amendment from Public (P) to Medium Residential (MR), 15.52 Acres, Parcel Account Number 37896+000-01, No Address Assigned

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

David Tillman with Tillman and Associates Engineering, LLC, 1720 SE 16th Avenue, Bldg 100, Ocala, FL, 34471, 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 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. The motion passed unanimously, 5-0

250605ZP - Sandy Clay LLC

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) on ±15.52 Acres and to Amend a Previously Approved Planned Unit Development (PUD 230108ZP on ±104.23 Acres) to be Solely for Detached Single-Family Dwellings for a Maximum Proposed Total of 442 Residential Units, 119.75 Acre Tract, Parcel Account Numbers 37896+000-01 & 37896-000-00, No Addresses Assigned

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

David Tillman with Tillman and Associates Engineering, LLC, 1720 SE 16th Avenue, Bldg 100, Ocala, FL, 34471, 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 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 Donald Johnson. The motion passed unanimously, 5-0

3. Other Business

4. Review the Minutes of the Previous Meeting

Andy Bonner made a motion to approve the minutes from the April 28, 2025, Planning and Zoning Commission meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 5-0.

ADJOURNMENT

The meeting adjourned at 8:30 PM

Attest:

Greg Lord, Chairman

Autumn Williams
Administrative Staff Assistant