

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 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, Vice Chair Michael Kroitor, Michael Behar, Andy Bonner, and Donald Johnson.

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 Staff Assistant Autumn Williams, and Staff Assistant IV Kim Lamb.

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

Chair Greg Lord and Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

250801SU – Pastor Rocky Shrable, on Behalf of the Applicant Wings of Faith Fellowship

Special Use Permit to Allow for the Operation of a One Hundred and Twenty Student (120) K-5 Private School and Learning Center on the Church Campus, in a Single-Family Dwelling (R-1) Zone, 4.10 Acres, Parcel Account Number 9021-0000-03, Site Address 5066 SE 64th Avenue Road, Ocala, FL 34472

250803SU – Vikings, LLC

Special Use Permit to Allow for the Ongoing Use of the Temporary Golf Pro-Shop Facility, in a Planned Unit Development (PUD) Zone, 1.77 Acre Tract, Parcel Account Numbers 34546-122-00 and 34546-123-00, Site Address 6933 SW 179th Avenue Road, Dunnellon, FL 34432

250804SU – Clifford Mynes & Suzi X

Special Use Permit to Allow for a Private Family Burial of Two (2) Plots, in a General Agriculture (A-1) Zone, 10.98 Acres, Parcel Account Number 39636-001-05, Site Address 9030 SE 170th Avenue Road, Ocklawaha, FL 32179

25-S10 – Oak Run Associates, LTD

Small-Scale Land Use Change from High Residential (HR) to Commercial (COM), ±9.13 Acres, Parcel Account Number 7000-000-000, Site Addresses 11437, 11517, 11621, 11637, and 11641 SW 90th Terrace, Ocala, FL 34481, Oak Run Development of Regional Impact, Adjoining Oak Run Neighborhood 8-B Subdivision

25-S11 – Jennifer Ellenburg

Small Scale Land Use Change from High Residential (HR) to Medium Residential (MR), 3.85 Acres, Parcel Account Number 9024-0000-01, 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, 5-0.

2. Consider the Following Individual Requests**250802SU – Partners Self Storage, LLC (PULLED FROM CONSENT)**

Special Use Permit to Allow for Outdoor Storage of RVs, Boats, and Trailers, in a Community Business (B-2) Zone, 11.0 Acre Tract, Parcel Account Numbers 39169-000-00 & 39169-003-00, Site Address 7655 E Highway 25, Belleview, FL 34420

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

Fred Roberts, JR., 40 SE 11th Avenue, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Brandon Hofeling – 7670 SE 110th ST RD, Belleview, 34420
 - Opposed – concerns with lighting. Asks if there will be set hours for the lights to be on, or will they stay on 24/7? States that the trees in the area do provide privacy, but is still requesting an 8ft fence to be placed if this application is approved. Does not want any additional stress to the area and hopes the facility's drainage will be handled properly.

Michael Kroitor 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, 5-0.

250806ZC – Brandon & Ashley Winter (PULLED FROM CONSENT)

Zoning Change from Single-Family Dwelling (R-1) Portion of the Property to Mixed Residential (R-4), ±0.65 Acre Portion of a ±0.93 Acre Parcel, Parcel Account Number 4988-001-001, No Address Assigned

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

Ashley Winter, 36100 Hickory ST, Fruitland Park, 34731, the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Rebecca Herl – 14050 SE 155th ST, Weirsdale, 32195
 - Opposed – states there are very few mobile homes in the area, most of the homes in the area are site-built. States this is a small community with limited resources in regards to law enforcement, fire rescue, schools, and has no water system in this area. Feels the approval of this zoning change to R-4 will open the door for more R-4 to come to the area and will decrease the values and safety in the area. Feels this is setting a precedent.

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 Kroitor. The motion passed unanimously, 5-0.

250502SU – Jacquelyn Brady and Fish Hawk Spirits, LLC

Special Use Permit to Allow for the Operation of an Artisanal Micro-Distillery, in a General Agriculture (A-1) Zone, 2.13-Acre Tract, Parcel Account Numbers 2091-008-002 and 2091-008-003, Site Address 16350 SW 20th Lane, Ocala, FL 34481

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

Joseph Faino, 19375 NW Highway 335, Williston, 32696, on behalf of the property owner and applicant, addressed the Board.

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

Michael Behar 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. Seconded by Andy Bonner. The motion passed unanimously, 5-0.

250805ZC – Joseph Petrolino

Zoning Change from Mixed Residential (R-4) to Manufactured Housing Park (P-MH), 2.51 Acres, Parcel Account Number 3582-253-000, Site Address (ALL UNITS) 5727 SE 27th Avenue, Ocala, FL 34480

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

The applicant was not present.

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

Michael Behar 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. Seconded by Andy Bonner. The motion passed unanimously, 5-0.

3. Other Business

The Planning and Zoning Commission would like the Board of County Commissioners to provide guidance on Special Use Permits as far as expiration time limits and allowing the SUP to run with the property, versus the applicant/owner. The Planning and Zoning Commission was under the impression that SUPs must have an expiration date and that they were not allowed to run with the property.

4. Review the Minutes of the Previous Meeting

Michael Behar made a motion to approve the minutes from the June 30, 2025, Planning and Zoning Commission meeting. Seconded by Andy Bonner. The motion passed unanimously, 5-0.

ADJOURNMENT

The meeting adjourned at 7:25 PM

Attest:

Greg Lord, Chairman

Autumn Williams
Administrative Staff Assistant