

Marion County

Planning & Zoning Commission

Action Summary

Monday, November 24, 2025

5:30 PM McPherson Governmental Campus
Auditorium

Hearing Assistance Devices are available for use during the Public Hearing. Please ask any staff member to assist you.

Pledge of Allegiance and Invocation

Call to Order

Present

Board Member Jerry Lourenco, Chairman Michael Kroitor, Board Member Andy Bonner, Alternate Board Member Paul Stentiford, Alternate Board Member Len Racioppi, Board Member Greg Lord, Board Member Danny Gaekwad, and Board Member Michael Behar

Absent

Board Member Donald Johnson

Acknowledgement of Proof of Publication and Mailing and Posting of Notice

Proof of Publication

Explanation of Procedure for Hearing Requests

1. Consider the Following Requests on Consent

Motion by Board Member Bonner, second by Board Member Gaekwad, to approve this agenda item as amended. The motion carried by the following vote:

Aye: 6

Nay: 0

- 1.1. 251201SU - Dan Ausley, On Behalf of the Property Owner 4 C Family Trust LLC, Special Use Permit to Allow for a New 185' Monopole Telecommunication Tower and Associated Ground Equipment, in a Community Business (B-2) Zone, 20.0 Acre Parcel, Parcel Account Number 16066-002-01, No Address Assigned

2. Consider the Following Individual Requests

- 2.1. 251207ZC - Solarium Properties, LLC, Zoning Change from Expired Planned Unit Development (PUD-000901Z) to Regional Business (B-4) Zone, For All Permitted Uses, 20.90 Acre Parcel, Parcel Account Number 36943-000-00, No Address Assigned (CASE WITHDRAWN)

This item was withdrawn. No action required. For information only.

- 2.2. 25-S14 - Pecan Hollow Farms LLC, Land Use Change from Low Residential (LR), Commercial (COM), and Medium Residential (MR) to Rural Land (RL), 10.40 Acre Parcel, Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Anthony, FL 32617 (REQUEST TO BE CONTINUED)

This item will be Continued to Date Certain January 26, 2026 Planning and Zoning Meeting. Motion by Board Member Gaekwad, second by Board Member Behar, to continue this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

- 2.3. 251208ZC - Pecan Hollow Farms LLC, Zoning Change from General Agriculture (A-1), Community Business (B-2), and Single-Family Dwelling (R-1) to General Agriculture (A-1) Zone, For All Permitted Uses, on an Approximate 6.74 Acre Portion of an Approximate 10.40 Acre Parcel, Parcel Account Number 14113-001-00, Site Address 9945 NE Jacksonville Road, Anthony, FL 32617 (REQUEST TO BE CONTINUED)

This item will be Continued to Date Certain January 26, 2026 Planning and Zoning Meeting. Motion by Board Member Gaekwad, second by Board Member Behar, to continue this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

- 1.2. 251203SU - Scott Adams & Dianne Lapum, Special Use Permit to Allow Indoor Simunition Training Within an Enclosed Metal Structure, in a General Agriculture (A-1) Zone, 6.51 Acre Parcel, Parcel Account Number 03823-000-00, Site Address 4243 NE 175th Street Road, Citra, FL 32113

Item Pulled from Consent

Motion by Board Member Bonner, second by Board Member Behar, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 6

Nay: 0

- 1.3. 251204SU - Trailhead Asset Group, LLC, Special Use Permit to Allow for a Community Residential Group Home for Up to Eight (8) Adult Residents, in a Single-Family Dwelling (R-1) Zone, 0.46 Acre Parcel, Parcel Account Number 1304-043-018, Site Address 5543 NW 56th Street, Ocala, FL 34482

Item Pulled from Consent

Motion by Board Member Behar, second by Board Member Bonner, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 6

Nay: 0

- 1.4. 251205SU - Trailhead Asset Group, LLC, Special Use Permit to Allow for a Community Residential Group Home for Up to Eight (8) Adult Residents, in a Single-Family Dwelling (R-1) Zone, 0.25 Acre Parcel, Parcel Account Number 1304-045-005, Site Address 5489 NW 56th Terrace, Ocala, FL 34482

Item Pulled from Consent

Motion by Board Member Behar, second by Board Member Bonner, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 6

Nay: 0

- 2.4. 251202SU - Lisa Silvestri-Casey, On Behalf of Geraldine Silvestri, Special Use Permit to Allow for a Home Occupation for Pet Grooming of Up to Sixty Domestic Animals, in a General Agriculture (A-1) Zone, 2.80 Acre Parcel, Parcel Account Number 35626-005-04, Site Address 8328 SW 52nd Court, Ocala, FL 34476

Motion by Board Member Behar, second by Board Member Bonner, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 6

Nay: 0

- 2.5. 251206SU - JRB Property Management LLC, Special Use Permit to Allow for the On-Site Sale and Consumption of Alcoholic Beverages Within 1,000 Feet of A Church, School, or Public Park, in a Regional Business (B-4) Zone, 0.21 Acre Parcel, Parcel Account Number 4879-004-043, Site Address 13490 E Highway 25, Ocklawaha, FL 32179

Motion by Board Member Lourenco, second by Board Member Gaekwad, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 4

Nay: 2

- 2.6. 25-S15 - Linda Capozzoli, Small Scale Land Use Change, from Low Residential (LR) to Medium Residential (MR), 19.75 Acres, Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80th Street, Ocala, FL 34476

Motion by Board Member Lord, second by Board Member Gaekwad, to approve this agenda item. The motion carried by the following vote:

Aye: 4

Nay: 2

- 2.7. 251209ZP - Linda Capozzoli, Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) Zone, For A Maximum of 72 Detached Single-Family Residential Dwelling Units, 19.75 Acre Parcel, Parcel Account Number 35460-039-00, Site Addresses 7317 and 7325 SW 80th Street, Ocala, FL 34476

Motion by Board Member Lord, second by Board Member Gaekwad, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 4

Nay: 2

3. Other Business

4. Review Minutes of Previous Meeting

Motion by Board Member Bonner, second by Board Member Gaekwad, to approve this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

- 4.1. October 27, 2025