

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 April 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 Chairman Michael Kroitor, Andy Bonner, Jerry Lourenco, Michael Behar, and Thomas Fisher.

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, GIS Technician Analyst Antony Alva, Administrative Staff Assistant Autumn Williams, and Staff Assistant Kelly Hill.

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

250501SU – AKBNB, LLC

Special Use Permit to allow for the sale and consumption of beer and wine in a full-service restaurant within 1,000' of a religious institution, in a Community Business (B-2) Zone, 1.28 Acre Parcel, Parcel Account Number 31856-006-01, Site Address 5855 SE 5th Street, Ocala, FL 34472

250503ZC – Sarah Meier

Zoning Change from Community Business (B-2) portion of the parcel to General Agriculture (A-1), on a ±5.36 acre portion of a 10.56 Acre Parcel, Parcel Account Number 05786-003-01, No Address Assigned

250504ZC – Billie L. Armstrong

Zoning Change from Community Business (B-2) to Single-Family Dwelling (R-1), 1.43 Acre Parcel, Parcel Account Number 9019-0000-05, No Address Assigned

250505ZC – Gary & John Martin

Zoning Change from Mixed Residential (R-4) to Rural Residential (RR-1), 4.60 Acre Parcel, Parcel Account Number 3499-003-116, Site Address 10850 SW 105th Avenue, Ocala, FL 34481

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, 6-0.

2. Consider the Following Individual Requests**25-S04 – Thomas R. Moore (CONTINUED TO JUNE 30, 2025)**

Small-Scale Land Use Change from Rural Land (RL) to Rural Activity Center (RAC), 23.62 Acres, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

Michael Kroitor made a motion to approve the continuation of this item to be heard at the June 30, 2025, Planning and Zoning Meeting. Seconded by Michael Behar. The motion passed unanimously, 6-0.

This item was continued to the June 30, 2025, Planning and Zoning Meeting.

250207ZC – Thomas R. Moore (CONTINUED TO JUNE 30, 2025)

Zoning Change from General Agriculture (A-1) to Rural Activity Center (RAC), 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

Michael Kroitor made a motion to approve the continuation of this item to be heard at the June 30, 2025, Planning and Zoning Meeting. Seconded by Michael Behar. The motion passed unanimously, 6-0.

This item was continued to the June 30, 2025, Planning and Zoning Meeting.

250506ZC – Moser Family Trust

Zoning Change from General Agriculture (A-1) to Residential Estate (R-E), 9.05 Acre Parcel, Parcel Account Number 41409-006-09, Site Address 4480 SE 120th Street, Belleview, FL 34420

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

Board Member Michael Behar recused himself from deliberations on this matter, citing a personal interest in opposing the request.

Robert W. Batsel, JR., 1531 SE 36th 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:

- Michael Behar – 5340 SE 21st Lane, Ocala, 34480
 - Opposed, asks how many homes are noted as being requested to go here? Feels the request opens up the potential for multiple homes on this site, which he does not want.

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 Andy Bonner. The motion passed unanimously, 5-0.

250507ZP – Lake Louise, LLC

Zoning Change from Single-Family Dwelling (R-1) to Planned Unit Development (PUD) for a maximum proposed total of 151 residential units, 9.51 Acre Tract, Parcel Account Numbers 3060-007-004 and 3060-004-001, No Addresses Assigned

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

Robert W. Batsel, JR., 1531 SE 36th 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:

- Crystal Holden – 2475 SW 7th Avenue, Ocala, 34471
 - Opposed, traffic is an issue already, and the added homes of this project would make it worse. States there have been numerous accidents in this area. Concerns of stormwater issues. Worries regarding delays in emergency response times.

Feels this growth will cause the property value of her home to go down. Concerns of security and privacy. Worried about overcrowding in the surrounding schools.

- Lora Robinson – 2411 7th Avenue, Ocala, 34471
 - Opposed, concerns about traffic, accidents, and stormwater drainage. Worried about there only being 1 ingress/egress for the number of homes proposed.
- Pamela Weeman – 900 SW 23rd Place, Ocala, 34471
 - Opposed, feels property value will decrease because of this growth. Wants the dead-end road to stay that way. Asks if this dead-end is planned to be used for a cut-through to the new development? Says the roads are not in good shape. She states she does not want the City of Ocala boundary to change because she does not want to be forced to connect to the City of Ocala.
- David Weeman – 900 SW 23rd Place, Ocala, 34471
 - Opposed, asks where the septic waste will go since the entire area is on a septic system. Are there any plans to widen the road? Concerns about traffic and the increased damage to the roads. Wants to keep the area the way it is.
- John Comache – 1010 SW 29th Street, Ocala, 34471
 - Opposed, does not feel the provided traffic study is accurate because it does not address all the projects that have already been approved in that area.
- Barbara Mitchell – 4900 SW 2nd Terrace, Ocala, 34471
 - Opposed, does not want to be part of the City of Ocala Utilities. States this area is already congested and concerns about the additional traffic this will bring.
- Bryan Giles – 730 SW 26th Street, Ocala, 34471
 - Opposed, concurs with what has been stated. Does not feel the proposed traffic study is accurate or takes into consideration the already approved projects in the area. States this is a dangerous intersection. Concerns of flooding due to the bad soil in this area, often, this area has standing water. Does not feel this area is well-suited for this request.
- Debbie Powell – 2310 SW 9th Court, Ocala, 34471
 - Opposed, concurs with what has been stated. Does not feel there is enough space for this request in this location. Not the right time or place for this growth. Wants to keep the area within Marion County's service area and stay out of the City of Ocala. Concerns about water runoff.

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 Thomas Fisher. The motion failed, 3-3 with Andy Bonner, Jerry Lourenco, and Michael Kroitor dissenting.

250508ZP – Maro Management, LLC

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the existing Maro 111 PUD (formerly Maro 200 PUD) to revise the townhome development standards to reduce the minimum townhome unit width from 25-feet to 20-feet for a maximum total of 499 residential units with no other changes proposed, ±111.13 Acre Parcel, Parcel Account Number 35770-055-05, No Addresses 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 16th Avenue, Building 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Michael Demarco – 7575 SW 100th Street, Ocala, 34470
 - Opposed, traffic concerns, and wants the area to stay the way it is.
- Mary-Jane Demarco – 7575 SW 100th Street, Ocala, 34470
 - Opposed, questions of what types of structures are going to be here because of privacy concerns. Currently surrounded by other single-family homes, and would like to stay that way to continue to look at the woods directly across from her home.
- Leonard Stack – 7630 SW 100th Street, Ocala, 34470
 - Opposed, would hate to see the street disturbed by all the additional traffic.
- Gabriela Ursu – 7535 SW 100th Street, Ocala, 34476
 - Opposed, asks if access through the dead end of 100th will be allowed and will it be required for a fence to be placed around both their neighborhood and the proposed development? Concerns about the burning of the existing woods, which would damage the surrounding homes due to the ash.

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 Michael Kroitor. The motion passed, 5-1, with Andy Bonner dissenting.

250509ZP – CORTA Ocala, LLC

Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the existing PUD (240506ZP) to include one (1) additional parcel and modify ingress and egress, 9.13 Acre Tract, Parcel Account Numbers (Multiple, 16 parcels in total) 3501-200-018, 3501-200-019, 3501-200-020, 3501-200-021, 3501-200-022, 3501-200-023, 3501-200-034, 3501-200-035, 3501-200-036, 3501-200-037, 3501-200-038, 3501-200-039, 3501-200-040, 3501-400-002, 3501-400-003, and 3501-400-004, Site Addresses (Multiple) 8410, 8422, 8424, 8426, 8428, 8430, 8440 SW Highway 200, Ocala, FL 34481

Deputy Director, Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends approval with conditions.

Robert W. Batsel, JR., 1531 SE 36th Avenue, Ocala, FL, 34471, on behalf of the property owner and applicant, addressed the Board.

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

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 Michael Kroitor. The motion passed unanimously, 6-0.

3. Other Business**4. Review the Minutes of the Previous Meeting**

Andy Bonner made a motion to approve the minutes from the March 31, 2025, Planning and Zoning Commission meeting. Seconded by Michael Behar. The motion passed unanimously, 6-0.

ADJOURNMENT

The meeting adjourned at 7:37 PM

Attest:

Greg Lord, Chairman

Autumn Williams

Administrative Staff Assistant