

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 23, 2026, 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 Michael Kroitor, Vice Chair Greg Lord, Michael Behar, Jerry Lourenco, Andy Bonner, and Alternate Paul Stentiford.

Immediately after the consent agenda was approved at 5:55 PM, Chair Michael Kroitor left the meeting due to health reasons.

Staff members present were Chief Assistant County Attorney Dana Olesky, Assistant County Administrator Tracy Straub, Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Kathleen Brugnoli, Ken Odem, Sarah Wells, Jared Rivera, Erik Kramer, Code Enforcement Manager Robin Hough, Code Enforcement Supervisor Tom Sapp, Code Enforcement Officer Marianne Lopez, County Engineer Steven Cohoon, Administrative Manager Autumn Williams, and Staff Assistant IV Kimberly Lamb.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Kimberly Lamb 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 Michael Kroitor and Chief Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

260203SU – Ronald & Shirley Adams

Special Use Permit to Allow for a new 154' (feet) Monopole Telecommunications Tower and Support Facility, in a General Agriculture (A-1) zone, on an approximate 13.48 Acre Parcel, on Parcel Account Number 0800-300-000, Site Address 4390 E Highway 316, Citra, FL 32113

260301SU – Pasteur Cattle Co., Inc.

Special Use Permit to Allow for a new 199' (feet) Monopole Telecommunication Tower Facility, in a General Agriculture (A-1) zone, on an approximate 266.21 Acre Parcel, on Parcel Account Number 15967-000-00, No Address Assigned

260304ZC – Michelle Katirae

Zoning Change, from Community Business (B-2) to General Agriculture (A-1) zone, for all permitted uses, on a ±2.88 Acre Portion of an overall approximate 3.26 Acre Parcel, on Parcel Account Number 06836-001-01, Site Address 2303 NW 145th Street, Citra, FL 32113

Michael Behar made a motion to agree with the staff’s findings and recommendations, and recommend approval of the applications on the consent agenda as amended 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.

Immediately after the consent agenda was approved at 5:55 PM, Chair Michael Kroitor left the meeting due to health reasons.

2. Consider the Following Individual Requests

260302SU – Libor & Rachael Zavalsky (PULLED FROM CONSENT)

Special Use Permit to Allow for the operation of a Kennel with 19 dogs, in a General Agriculture (A-1) zone, on an approximate 19.73 Acre Parcel, on Parcel Account Number 35581-002-03, Site Addresses 8201 and 8205 SW 27th Avenue, Ocala, FL 34476

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

Libor Zavalsky, 8201 and 8205 SW 27th Avenue, Ocala, FL 34476, property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Kim Boileau – 2220 SE 145th Street, Summerfield
 - Opposed - She explained how the dogs' barking upset her livestock, and she doesn't understand or agree with a breeding company or kennel on agricultural land. Feels the applicant made a mistake in buying agricultural land for this type of use and should have purchased commercial land.

2. Jennifer Czar – 2150 SW 80th Street, Ocala

- Opposed – She stated this is her fifth appearance before the Board since 2021 to oppose the Special Use Permit. She noted that several neighboring properties are affected by this use, describing the operation as very loud 24 hours a day, and feels they are frequently over capacity. She further stated that the applicant has been untruthful for five years. Specifically noting he has not repaired the fence, and at this time has attached chicken wire to her own fence. She also reported a manure pile located closer to the property line than allowed per county setbacks and expressed that, in her opinion, this operation resembles an upscale puppy mill.

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 Behar. The motion passed unanimously, 4-0.

26-S02 – Heather Island, LLC (PULLED FROM CONSENT)

Land Use Change, from Public (P) to High Residential (HR), on an approximate 0.74 Acre Tract, on Parcel Account Numbers 9064-1799+01, 9064-1793+05, and 9064-0000-02, No Address Assigned

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

David Tillman, 1720 SE 16th Avenue, Bldg. 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:

1. Greg Wegner – 9949 SE 108th Terrace Road, Ocala

- Opposed – He has lived on this property for 33 years and values being away from the city. He has livestock and enjoys the wildlife in the area. States Oak Road is the main access point used for emergency vehicles. This project has been proposed in the past and was rejected. He does not see a need for it now.

2. Tom Wegner – 9939 SE 108th Terrace Road, Ocala

- Opposed – This road is primarily not maintained by the county. There are already significant traffic concerns, as people cut through and speed down this road. The neighborhood is already dealing with disturbances from 4-wheelers and dirt bikes. Adding more homes will only bring more people and increase these issues. Property values in the area are already high. Concerns for when the high school begins sports activities, that the field lights will shine directly into his pasture and his home, creating additional noise and light concerns.

3. Carolyn Davis – 9841 SE 108th Terrace Road, Ocala

- Opposed - She wants to remain in the country and enjoys being able to look out and see open land. While she understands the idea of progress, she does not want to see any more development than what already exists. She further explains she is constantly having to pull people out of the sugar sand because of the amount of traffic and the roads not equipped to handle it. She feels that this project should only be approved if the road is required to be paved. She concurs with the concerns that have already been raised.

4. Jennifer King – 206 Locust Lane Pass, Ocala

- Opposed - She has concerns about increased traffic and the safety of children who walk to school. She also feels that the proposed amenities and HOA could eventually become a financial burden that existing residents may be forced to pay, which is especially concerning given the number of people in the area who are on fixed incomes. She has complaints about the advertising and sign postings for this project. She is working with her neighbors to gather additional opposition. She moved here for the peace and does not want to lose that.

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, 4-0.

260205ZP – Heather Island, LLC (PULLED FROM CONSENT)

Zoning Change, from Single-Family Dwelling (R-1) to Planned Unit Development (PUD), for a maximum proposed total of 176 Single-Family Residential Units, on an approximate 33.56 Acre Tract, on Parcel Account Numbers 9064-1799+01, 9064-1793+05, and 9064-0000-02, No Address Assigned

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

David Tillman, 1720 SE 16th Avenue, Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

The board presumes that the public comment previously stated in companion case 26-S02 would also be applied to the present case and shall be incorporated by the previous reference.

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 Jerry Lourenco. The motion passed unanimously, 4-0.

260102SU – Trina Lester & Roy Lester, Jr.

Special Use Permit to Allow D & D Tree & Land Clearing, Inc. to use the property to store business vehicles and equipment, in a Mixed Residential (R-4) zone, on an approximate 0.88 Acre Parcel, on Parcel Account Number 1029-005-010, Site Address 14100 NE 154th Avenue, Ft. McCoy, FL 32134

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

Tina Lester, 14100 NE 154th Avenue, Fort McCoy, FL 32134, the property owner, and David Craft, 14100 NE 154th Avenue, Fort McCoy, FL 32134, the applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Frank Garrido– 15355 NE 140th Street, Fort McCoy
 - Support - He is a close neighbor, and he has no issues. Explained that the applicant maintains the road. He believes this situation is a personal vendetta against the applicant due to only one person continually filing complaints, frequently filming people as they pass by, and has also put up a gate that blocks the easement across the road.
2. Rick Dutton - 15160 NE140th Street, Fort McCoy
 - Support – Feels the applicant is a responsible and positive member of the community and has maintained the road since day one. Explains the applicant has taken the initiative to make repairs whenever they are needed. States he does not feel the applicant's business activity has negatively impacted the community, and the current level of traffic is typical for a rural road. The applicant is always the first person to offer help to a neighbor, and he has no objection to the applicant receiving this special use permit.
3. Sam Story – 7140 NE Fort King Place, Ocala
 - Support – Explains that his family has owned half of the 22 acres since 1950, and has known him for a couple of years now. States he does not feel the road is being torn up by the applicant's equipment feels it isn't heavy enough to cause that kind of damage. This road was originally used for logging, and they later put up a gate. Further states that the applicant is a good, working man, trying to make a living.
4. Shannon Guinther – 4012 NE 174th Court, Silver Springs
 - Support – States his company will take the lead in addressing any easement issues. If there are concerns regarding legal access, he will help resolve them at no expense to anyone involved.

5. Jonathan Groot – 14110 NE 152nd Court, Fort McCoy

The following citizens yielded their time to Jonathan Groot

- ❖ Ronna Groot – 14110 NE 152nd Court, Fort McCoy
 - Opposed – States he has multiple pictures of three different vehicles towing commercial trailers traveling down the road. He read the Florida Statutes regarding all the violations. States there is no easement agreement on 140th Street, and private property cannot be used for commercial purposes. States he has spoken with the applicant about controlling the business impacts on his personal property. Further explains that he has contacted Code Enforcement regarding these violations. Based on these concerns, he respectfully requests that this permit be denied.

Michael Behar 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, 4-0.

260303SU – Andres Hernandez and Gladisleidys Gonzalez

Special Use Permit, to Allow two (2) horses for personal use, in a Single-Family Dwelling (R-1) zone, on an approximate 1.29 Acre Parcel, on Parcel Account Number 3490-059-007, Site Address 13516 SW 80th Street, Dunnellon, FL 34432

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

Gladisleidys Gonzalez, 13516 SW 80th Street, Dunnellon, FL 34432, the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

1. Rob Patenaude – 13545 SW 80th Street, Dunnellon
 - Support – lives across the street and states that the applicants are responsible people. They have never had any problems with the horses, and he doesn’t understand why there can’t be horses there.
2. Jeanne Kline – 13470 SW 80th Street, Dunnellon
 - Support – lives next door, and states the applicants are wonderful people. Feels it’s a joy to see them work with their children and teach them about the horses. They ride the horses three to four times a week, so the horses are getting exercise. Feels the property is more than big enough, and is willing to take down a fence for them to have a bigger space for their horses. States they love the neighborhood, and everyone in the vicinity is in favor of this Special Use Permit.

Andy Bonner 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 Michael Behar. The motion passed unanimously, 4-0.

3. Other Business

Deputy Director Ken Weyrauch reminded the board that the Planning Officials Training is scheduled for April 9, 2026.

4. Review the Minutes of the Previous Meeting

Andy Bonner made a motion to approve the minutes from the November 10, 2025, EAR-Based Meeting and January 26, 2026, Planning and Zoning Commission Meeting. Seconded by Michael Behar. The motion passed unanimously, 4-0.

ADJOURNMENT

The meeting adjourned at 8:34 PM

Attest:

Greg Lord, Vice Chairman

Kimberly Lamb, Staff Assistant IV