

**Official Minutes of  
MARION COUNTY  
BOARD OF COUNTY COMMISSIONERS**

February 17, 2025

**CALL TO ORDER:**

The Marion County Board of County Commissioners met in regular session in Commission Chambers at 1:32 p.m. on Monday, February 17, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

The meeting opened with invocation by Chairman Bryant and the Pledge of Allegiance to the Flag of our Country.

**1:30 PM ROLL CALL:**

Upon roll call the following members were present: Chairman Kathy Bryant, District 2; Vice-Chairman Carl Zalak, III, District 4; Commissioner Craig Curry, District 1; Commissioner Matthew McClain, District 3; and Commissioner Michelle Stone, District 5.

Also present were: Growth Services Director Chuck Varadin, Deputy Director Ken Weyrauch, Transportation Planner Ken Odom, Senior Planner Chris Rison, Planners Kathleen Brugnoli and Cindy Chen, Administrative Manager Sage Dick, Staff Assistants Autumn Williams and Rebecca Brinkley, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes and Assistant County Administrator (ACA) Tracy Straub.

**1. PLANNING & ZONING AND DRC WAIVER REQUESTS - REQUEST PROOF OF PUBLICATION (AT 1:30 PM):**

County Attorney Matthew G. Minter provided a brief overview of the process for today's zoning and Special Use Permit (SUP) hearings.

Mr. Minter requested that everyone who will be testifying today to please stand and be sworn in en masse.

Deputy Clerk Lewter presented proof of publication of Legal ad No. 10983933 entitled, "Notice of Intention to Consider Adoption of an Ordinance" published in the Star Banner newspaper on February 3, 2025. The Notice states the Board will consider adopting an Ordinance approving Comprehensive Plan Amendment, zoning changes and Special Use Permits.

**1.1. Planning and Zoning Consent Items:**

Growth Services Director Chuck Varadin referred the development map shown on the overhead screens, which also contains a Quick Response (QR) code. The QR code will bring you to a webpage showing information for all the Planned Unit Developments (PUDs) that have been approved since 2016.

Mr. Varadin advised that the two (2) petitions listed on the Consent Agenda are recommended for approval by both the Planning Division and the P&Z Commission.

P&Z PUBLIC HEARING ON JANUARY 27, 2025

Motion was made by Mr. Gaekwad and seconded by Mr. Krioter to agree with staff's findings and recommendation, and recommend approval of the Consent Agenda items.

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1. Will not adversely affect the public interest
2. Are consistent with the Marion County Comprehensive Plan
3. Are compatible with the surrounding land uses

The Motion passed 7-0

Chairman Bryant opened the floor to public comment.

There being none, Chairman Bryant advised that public comment is now closed.

Commissioner Zalak requested both Agenda Item 1.1.1 and 1.1.2 be addressed individually. It was the general consensus of the Board to concur.

**1.1.1. 250206ZC - Outland Oaks, LLC, Zoning Change from Single-Family Dwelling (R-1) to Rural Residential (RR-1), ±0.35 Acres, Parcel Account Number 06189-001-00, Site Address 4882 NW 165<sup>th</sup> Street, Reddick, FL 32686**

The Board considered a petition by Outland Oaks, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from Single-Family Dwelling (R-1) to Rural Residential (RR-1), for all permitted uses, on an approximate 0.35 Acre Parcel, on Parcel Account Number 06189-001-00, Site Address 4882 NW 165<sup>th</sup> Street, Reddick, FL 32686

In response to Commissioner Zalak, Deputy Director Ken Weyrauch, Growth Services, advised that the structure to the east of the subject property is a manufactured home. He stated the property is zoned R-1, but according the Property Appraiser's Office the structure is a manufactured home. Mr. Weyrauch advised that this structure may have been grandfathered in because manufactured homes are not typically permitted in R-1 zoned properties.

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to approve the zoning change from R-1 to RR-1, agreeing with Growth Services Department staff and the P&Z Commission recommendations, based on findings that the proposed uses are compatible with the surrounding land uses, are consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

**1.1.2. 25-S03 - Partners Self Storage, LLC, Small Scale Land Use Amendment from Medium Residential (MR) to Commercial (COM), 6.0 Acres, Parcel Account Number 39169-000-00, Site Address 7655 East Highway 25, Belleview, FL 34420**

The Board considered a petition by Partners Self Storage, LLC, for a Land Use Change, Articles 2 and 3, of the Marion County Land Development Code, from Medium Residential (MR) to Commercial (COM), on an approximate 6.0 Acre Parcel, on Parcel Account Number 39169-000-00, Site Address 7655 E Highway 25, Belleview, FL 34420

In response to Commissioner Zalak, Mr. Weyrauch advised that the applicant did not provide a study to justify the land use change, noting staff did perform an analysis.

A motion was made by Commissioner Zalak, seconded by Commissioner Curry, to approve the land use change from MR to COM, agreeing with Growth Services Department staff and the P&Z Commission recommendations, based on findings that the proposed uses are compatible with the surrounding land uses, are consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

**1.2. Planning and Zoning Items for Individual Consideration:**

**1.2.1. 250202SU - Springs Plaza Once, LLC, Special Use Permit to Allow for Package Sales of Alcoholic Beverages Within 500' of a Religious Institution, in a Community Business (B-2) Zone, 3.65 Acres, Parcel Account Number 9015-0197-02, Site Address 9413 SE Maricamp Road, Ocala, FL 34472**

The Board considered a petition by Springs Plaza One, LLC, for a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow for package sales of alcoholic beverages within 500 feet of a religious institution, in a Community Business (B-2) zone, on an approximate 3.65 Acre Parcel, on Parcel Account Number 9015-0197-02, Site Address 9413 SE Maricamp Road, Ocala, FL 34472

P&Z PUBLIC HEARING ON JANUARY 27, 2025

250202SU Planning and Zoning Commission Recommendation

Motion was made by Mr. Bonner, seconded by Mr. Fisher, to agree with staff's findings and recommendation, and recommend approval with conditions of the SUP based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed unanimously 7-0.

Transportation Planner Kenneth Odom, Growth Services, provided a brief overview of the SUP request to allow for package sales of alcoholic beverages within 500 feet of a religious institution, in a B-2 zone. He advised that there are 2 religious institutions in the area and both have submitted letters of support for the SUP, noting the only reason it is not on consent is because there was 1 letter received in opposition.

It was noted that Growth Services Department staff and the P&Z Commission recommends approval of the Special Use Permit with the following Conditions:

1. Liquor sales shall be limited to the hours of 10:00 AM to 9:00 PM, Monday through Thursday, and 10:00 AM to 10:00 PM, Fridays and Saturdays. No liquor sales will be allowed on Sundays.
2. The Special Use Permit shall run with the applicants (Rajesh Patel & Akshita Veerani) and not the property.
3. The Special Use shall terminate upon closure or sale of the business. The sale of the business shall constitute a requirement to re-apply for a Special Permit to continue operations.
4. The Special Use Permit shall expire on February 17, 2030; however, it may be renewed administratively three times for five years each by a written instrument signed and issued by the Growth Services Director prior to the expiration date (or position equivalent to the Growth Services Director at that time), unless:
  - There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
  - Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
  - The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through

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the Special Use Permit review process (or review process equivalent at that time).

Commissioner Zalak questioned if the Conditions address how the business is advertised outside of the building. Mr. Odom advised that it does not, but the business is subject to the Land Development Code (LDC) signage policy.

In response to Chairman Bryant, Mr. Odom stated onsite consumption is not permitted.

Meet Patel, SW 16<sup>th</sup> Avenue, on behalf of the applicant, requested extended hours of operation for the liquor store, specifically proposing to be open from 10:00 a.m. to 2:00 a.m. Monday through Friday, and until 12:00 a.m. on Saturday, in an effort to remain competitive with nearby businesses, including TIME Nightclub.

Chairman Bryant expressed concerns about granting extended hours, particularly with a nightclub in close proximity, highlighting potential public safety issues such as patrons leaving the nightclub and possibly purchasing more alcohol in an altered state. She emphasized that allowing extended hours could lead to increased risk for both the community and patrons.

Commissioner McClain advised that there are 2 more liquor stores in the area and questioned the hours of operation. Mr. Odom stated he is unaware of the surrounding stores hours, but the proposed times mirror stores such as ABC liquor.

Commissioner Stone stated she has done several ride a longs with deputies in this area and she would not recommend extending the hours.

Chairman Bryant opened the floor to public comment.

Joseph Walker, SE 54<sup>th</sup> Place, Ocklawaha, presented a 3 page handout and expressed concerns relating to existing litter behind the building and the implications of increased activity due to the liquor store.

Chairman Bryant advised that public comment is now closed.

A motion was made by Commissioner McClain, seconded by Commissioner Curry, to adopt resolution 25-R-50 approving the zoning change request with Conditions 1 through 4, as presented, agreeing with Growth Services staff and the P&Z Commission recommendation, based on findings that the proposed use is compatible with surrounding land uses, is consistent with the Comprehensive Plan and will not adversely affect the public interest. The motion was unanimously approved by the Board (5-0).

Chairman Bryant urged the applicant to adhere to the SUP Conditions, noting any Code Enforcement violations could cause the SUP to be revoked.

**1.2.2. 250205ZC - The Church at Westwood of Ocala, Inc., Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), ±10.0 Acres, on Parcel Account Number 21629-001-01, Site Address 1700 NW 60<sup>th</sup> Avenue, Ocala, FL 34482**

The Board considered a petition by The Church at Westwood of Ocala, Inc, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to Single-Family Dwelling (R-1), for all permitted uses, on an approximate 10.00 Acre Parcel, on Parcel Account Number 21629-001-01, Site Address 1700 NW 60<sup>th</sup> Avenue, Ocala, FL 34482

P&Z PUBLIC HEARING ON JANUARY 27, 2025

250205ZC Planning and Zoning Commission Recommendation

Motion was made by Mr. Kroiter, seconded by Mr. Behar, to agree with staff's findings and recommendation, and recommend approval of the zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The motion passed, 6-1 with Mr. Lord dissenting.

Deputy Director Weyrauch, Growth Services, provided a brief overview of the request for a zoning change from A-1 to R-1. He advised that staff have received 36 letters of opposition to this request. Mr. Weyrauch stated this change was sought to facilitate the subdivision of approximately 1 acre intended for the development of a community home, known as Isaiah 117 House, which would serve as a foster care facility. He advised that the site is inside the Urban Growth Boundary (UGB), Secondary Springs Protection Zone (SSPZ) and is Medium Residential. Mr. Weyrauch stated staff is recommending approval. Mr. Weyrauch advised that there is a deed that does have reverter clauses requiring the property be utilized by the church, but that is a civil matter and not something staff can take into consideration when providing an analysis. He stated if the zoning is approved today the applicant could submit a plat for 75 foot lots and create up to 40 units total. It is likely that only between 25 and 30 units could be obtained.

Commissioner Stone questioned why a SUP would not meet the needs of the applicant. Mr. Weyrauch advised that the current A-1 designation does not support the proposed use or subdivision under the existing SUP processes. This limitation is due to a settlement agreement with On Top of the World (OTOW), which does not allow an SUP application for uses not specifically listed for a SUP in that zoning classification.

Mr. Weyrauch stated the intent is subdivide out 1 acre, which would create two non-conforming parcels within A-1 zoning.

In response to Chairman Bryant, Mr. Weyrauch advised that the Board has allowed a SUP with non-conforming uses in the past. He stated the only option for a SUP application would be for the Board to modify the LDC to include this Special Use in an A-1 designation, noting the applicant could also apply for a Planned Unit Development (PUD). David Tillman, Tillman & Associates Engineering, LLC, SE 16<sup>th</sup> Avenue, on behalf of the applicant, presented a 2 page handout containing a letter from New Life Family Church to Tillman & Associates and an 11x17 inch concept plan of the proposed project and a 2 page handout containing correspondence between the Marion Baptist Association and New Life Family Church. He stated the request is to rezone 1.21 acres from the 10 acre parent parcel. Mr. Tillman advised that if the property was to remain A-1 it will create a non-conforming lot, noting this would have a significant impact on the LDC. He reiterated the LDC would have to be modified in order to approve this as a SUP.

Mr. Tillman commented on the reverter clause placed on the deed of the property, which protects the land from becoming 70 foot wide lots. He advised that based on an R-1 designation and the underlying Medium Density land use the owner could only develop roughly 25 lots, noting the cost of water and sewer connections would not make this a financially feasible project. Mr. Tillman stated the intent of this property was not to develop it, but to provide a use that aligns with the Baptist Convention's mission. He stated the Baptist Convention does feel the proposed use fits their mission and will allow the division. The Baptist Convention does want a reverter clause to remain on the 1.21 acres to ensure that if the Isaiah 1:17 House ceases to exist the property will go back to the church.

Mr. Tillman advised that the proposed structure will look like a residential home. He stated this will be a place where individuals are transitioning from one location to another and the whole idea is for these children not to pass through a sterile institutional looking

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environment. The goal is to provide a place of comfort while awaiting permanent placement into a foster home.

Mr. Tillman advised that there are representatives present today to provide information on the Isaiah 117 House. He stated the facility will be here to serve the community and the children that are the most vulnerable. Mr. Tillman provided a brief overview of the services that will be offered onsite, noting the children are onsite less than 24 hours.

In response to Commissioner Zalak, Mr. Tillman advised that the ownership of the 1.21 acres will be transferred to Isaiah 117 House.

Commissioner Stone questioned if the facility no longer operates as the Isaiah 117 House would the property revert back to the Baptist Convention. Mr. Tillman advised that this language will be included in the deed.

Chairman Bryant opened the floor to public comment.

Kay Kimbrough, South Grady Avenue, Tampa, presented a 3 page handout containing a letter of opposition to the Board and the public zoning notification from Growth Services, on behalf of her mother Rebecca Kimbrough and read the letter into the record.

Ms. Kimbrough opined that the proposed use is not in compliance with the church's articles of incorporation that were recorded a year before the deed. She stated Isaiah 117 House is a non-profit charity, but is not a religious ministry and the articles of incorporation prohibit any non-religious use. Ms. Kimbrough commented on the revenue received by Isaiah 117 House, which would allow them to purchase property elsewhere in the County. She urged the Board to deny the zoning change request.

In response to Commissioner Curry, Ms. Kimbrough advised that she was not aware of the proposed zoning change until she received a public mailing. She stated her mother was not notified, but instead found out through neighbors.

Kevin Keen, NW 21<sup>st</sup> Street, opined that this is not the right location for this type of use. He advised that in 2024 the Church became a Department of Children and Families (DCF) location and since that time there have been 23 calls to Marion County Sheriff's Office (MCSO) for assistance. He expressed safety concerns of existing residents and urged the Board to deny the request.

Faith Hughes, NW 21<sup>st</sup> Street, stated the proposed use is not compatible with the surrounding area and urged the Board to deny the request.

Jerry Gilbreath, NW 12<sup>th</sup> Street, on behalf of Pansy Gilbreath, expressed opposition based on safety concerns.

Judith Downer, NW 21<sup>st</sup> Street, expressed opposition to the proposed rezoning request. She opined that the subject property is not the right location for this type of use.

Charles Back, Peregrines Perch Place, Lutz, advised that typically during a zoning hearing deed restrictions are not discussed because they are a civil issue; however, in this hearing deed issues are necessary because the failure to meet deed requirements precludes New Family Life Church from being an applicant and applying for this zoning change. He stated based on the deed requirements in the articles of incorporation New Life Family Church has not met the requirements to follow the Baptist faith and message, noting a basic tenant of any Christian church or denomination is to have weekly observance of the Lord's day. The church has been closed for over a year from January 21, 2024 through February 2, 2025, which was just after the first hearing held with the Planning and Zoning Commission. Mr. Back advised that the deed requires New Life Family Church to be a qualifying member of the Florida Baptist Convention (FBC) and the Southern Baptist Convention (SBC), but they are not a qualifying member of either based

on the FBC constitution or bylaws. They are not a member of the Marion County Baptist Association.

Kevin Ambler, North Tampa Street, Tampa, attorney on behalf of the Kimbroughs, presented a 19 page handout and commented on the reverter clause included in the deed when the land was originally donated to be used as a church. He stated there has been no evidence presented today showing the reversionary interests where in support of the subdivision and zoning change. Mr. Ambler provided a brief history of the property ownership.

Commissioner Zalak stated previous testimony was that the church is not currently operating and questioned how this impacts ownership. Mr. Ambler stated the church has already been in violation of the reverter clause, noting if no one is paying attention it may require someone informing the FBC of the noncompliance. He advised that there is a question as to whether or not the site is being operated as a Baptist church. Mr. Ambler stated the church is not being recognized any longer by the Marion Baptist Association as a Baptist church and there is currently DCF operations taking place onsite instead of Sunday services of worship. This is a separate legal matter that should be handled apart from this zoning request.

Samuel Ballinger, Nottingham Drive, Lutz, expressed opposition to the zoning change. He stated if approved this will end up in litigation as the intent of the original property donation was for this property to be utilized as a church.

Cindy Thompson, NW 12<sup>th</sup> Street, expressed opposition to the proposed zoning change citing safety concerns. She commented on the potential development that could take place if changed to R-1.

Ron Thompson, NW 12<sup>th</sup> Street, opined that this is not the proper location for this type of use. He commented on safety concerns and urged the Board to deny the request.

Jim Grasser, NW 12<sup>th</sup> Street, addressed safety concerns and opined that this is not the right location for this project.

Joe Katich, SW 106<sup>th</sup> Place, expressed safety concerns and advised that he is in opposition to the zoning change.

Commissioner McClain questioned where would be an appropriate location be for this type of use. Mr. Katich opined that the proposed area is too agricultural for this type of facility, noting concern for the farm animals. He stated he is unsure where it would be appropriate.

Vince Jacobs, NW 21<sup>st</sup> Street, advised that he has been in the group home business for 18 years, but still opposes this zoning change. He commented on safety concerns.

In response to Commissioner Stone, Mr. Jacobs advised his group homes were located in Dunnellon, Marion Oaks and Ocala, noting they were not located on his current residence.

Larry Stephens, NW 60<sup>th</sup> Avenue, advised that he has security footage of a deputy chasing a young man on his property that came from the church. He opined that the proposed use is a good cause, but is not appropriate at this location. Mr. Stephens stated church services have not been taking place for at least a year.

Diane Demrick, NW 12<sup>th</sup> Street, expressed opposition to the proposed zoning change and commented on other locations that would be better fit for this type of use.

Steve Hastings, NW 12<sup>th</sup> Street, did not appear when called upon to speak.

Art Ferrell, NW 63<sup>rd</sup> Court, advised that he strongly objects to the proposed rezoning. He stated he does not oppose the Isaiah 117 House, but this is not the right location.

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Rick Rudman, NW 12<sup>th</sup> Street, opined that this use would be better for an area that is already zoned appropriately.

In response to Mr. Rudman, Chairman Bryant clarified that the applicant is not requesting to create 40 lots on the subject parcel.

Mr. Rudman stated if the zoning change is approved then the applicant could in the future add additional lots.

Martha Wallace, NW 12<sup>th</sup> Street, commented on concerns with possible litigation should this be approved.

Danae Bunso, Aladdin Terrace, Jacksonville, advised that she was not sworn in.

Mr. Minter swore in Ms. Bunso.

Ms. Bunso advised that she serves as the Florida State Director for Isaiah 117 House and advised that the facility fits in with every Article of Incorporation of the church. She stated there are 59 locations over 13 states, noting a home is not opened without it being fully paid for and with 1 year budget in the bank. This is to avoid having to consider closing the doors. Ms. Bunso advised that Marion County has raised \$75,000.00 and no funds have come from the State. She stated Isaiah 117 House is a nonprofit organization, which is privately funded.

Ms. Bunso stated over 200 children have been served at the 2 locations currently in Florida, noting law enforcement has not been needed at either location. The organization's mission is to reduce trauma for children on removal day. She commented on previous remarks and advised that the organization does not wish to be in a location where they are not wanted. Ms. Bunso requested assistance on finding a piece of property where this use would be appropriate.

In response to Chairman Bryant, Mr. Tillman advised that the application is not being withdrawn.

Kellyann Curnayn, SE 41<sup>st</sup> Avenue, advised that the pastor did take a sabbatical, but the church was still together and serving the community. She commented on the types of children that will be brought to the facility and the environment that is needed.

In response to Ms. Curnayn, Mr. Minter advised that the reverter clause refers to both the Marion Baptist Association and the SBC.

Chairman Bryant clarified that the reverter clause was not in reference to this zoning application, but instead to the original mortgage for the building of the church.

Ms. Curnayn advised that she heard a rumor that if the zoning change is not approved someone may try to enact the reverter clause. She stated the property is now worth much more than it was when originally donated due to the nearby World Equestrian Center (WEC).

Mr. Minter stated based on testimony the church is being utilized as a DCF facility.

Chairman Bryant advised that once public comment is complete then she will have the applicant address the DCF claims.

Commissioner Zalak out at 3:12 p.m.

Jimmy Gooding, SE 36<sup>th</sup> Avenue, expressed concern on whether or not the Board considers this to be a legal application or not, noting Marion County, like every other local government in Florida, has recognized the dichotomy between private interest and public interest. He stated the Board is present today representing the public interest and is not here as enforcer of covenants or right of reverter. Mr. Gooding advised that a right of reverter clause in a deed does not negate the ability for someone to apply for a zoning change. He stated any litigation would be between the private entities and would not include the County. Mr. Gooding discouraged the Board from changing the policy that the



County has always followed and not requiring holders of every remainder interest in a piece of property to join in the applications.

Chairman Bryant advised that public comment is now closed.

Commissioner Zalak returned at 3:15 p.m.

In response to Chairman Bryant, Mr. Minter advised that if the zoning change is approved and this ends up in litigation the County would not be party to that litigation.

Mr. Minter referred to Proverbs 18:17, which states "The first to speak seems right, until someone comes forward and cross-examines". He stated the Board is present today to address the land use and not to address a civil lawsuit with pleadings, affirmative defenses, etc. Mr. Minter advised that upon reviewing the reverter clause the FBC has an option, which may or may not be enforced. He stated the County does not have the ability to enforce the reverter nor do the neighbors, only the FBC and Marion Baptist Association can, noting there may be other evidentiary issues that have not been brought forward. Mr. Minter recommended the Board make their decision based on the merit of the land use issues in the application.

Chairman Bryant questioned who the property reverts back to if this matter is taken to court and it is deemed that the property has not been used for its intended purpose. Mr. Minter advised that based on the face of the document provided today it would become vested in the FBC or its successor to be used for church and mission purposes, noting it does not say it goes back to the original grantor of the property. He opined that these issues could have been dealt with prior to bringing this request to the Board, noting it is not the Board's job to enforce deed restrictions or reverter clauses.

Mr. Tillman advised that he is able to provide electronical letters of support from the FBC and the Marion Baptist Association, noting they do not intend to enact the reverter clause should this be approved. The reverter would be requested to remain on the property for Isaiah 117 House. He opined that the services that will be provided constitute as mission work.

Commissioner Stone stated true Christianity is to care for the orphans and the widows, which is stated in the New Testament.

Mr. Tillman advised that currently, Kids Central Inc. is watching kids at the church, but it is not affiliated with Isaiah 117 House.

Chairman Bryant questioned if Kids Central Inc. is operating in the same capacity that Isaiah 117 House would be operating. Mr. Tillman stated it would be similar capacity, but not similar supervision or oversight. He advised that they are operated under considerably different models and would not be fair to compare the two.

Mr. Tillman advised that the reason for the zoning change is not to develop the property with multiple units, noting the reason is the rules for A-1 versus R-1 are exceptionally different and the latter allows the intended facility. He stated the property has Medium Density Land Use and is inside the Urban Growth Boundary (UGB). The request is to allow for a single house to do God's work.

In response to Commissioner Bryant, Mr. Weyrauch provided a brief overview of the differences between straight zoning change and a PUD relating to this project.

Chairman Bryant expressed concern as to why this was not brought before the Board as a PUD.

Commissioner Curry out at 3:26 p.m.

In response to Chairman Bryant, Mr. Weyrauch advised that a PUD application takes approximately 75 to 90 days to go through the process and there is a cost difference.

Commissioner Zalak opined that a PUD application would not meet the Comprehensive

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Plan requirements under Medium Density.

Commissioner Zalak questioned why the 1 acre parcel is not being separated out and rezoned by itself. Mr. Weyrauch advised that they are not allowed to make a non-conforming A-1 piece of property, noting the applicant would not be able to obtain permits. Commissioner Curry returned at 3:28 p.m.

General discussion ensued.

Pastor Ben Adams, New Life Family Church, provided a brief history of the church and the activities taking place onsite. He expressed support for the work being done by Kid Central Inc. and Isaiah 117 House.

Chairman Bryant commented on the foster issues across the nation and the importance of having a place for these children to go for assistance.

In response to Commissioner Stone, Mr. Tillman advised that Isaiah 117 House is not currently operating on this property.

Chairman Bryant passed the gavel to Commissioner Zalak who assumed the Chair.

Commissioner Bryant out at 3:38 p.m.

Ms. Bunso provided a brief overview of how the facility will operate and the services that are offered to each child who enters the facility.

Commissioner Bryant returned at 3:40 p.m.

Chairman Zalak returned the gavel to Commissioner Bryant who resumed the Chair.

In response to Chairman Bryant, Ms. Bunso advised that staff does not necessarily have to be in the home, noting the Child Protective Investigator (CPI) must be with the children and have eyes on the children at all times. Volunteers are also onsite. She stated a staff member does have the on-call phone 24/7 and there are cameras in the home. Ms. Bunso advised that the volunteers assist with gathering the tangible items for the children. She stated volunteers and staff have level 2, fingerprint, background checks, trauma care training, and house orientation, as well as County background and reference checks.

Mr. Tillman advised that the Board received the warranty deed of the current owner and the signature on the application is from a qualified signature of the Church of Westwood; therefore the application is appropriate. He stated also provided was a letter where the church voted to move forward with this application.

Commissioner Stone reiterated that the children onsite will be under 24 hours observation. She advised that Isaiah 117 House is not the same operation that is currently onsite.

Commissioner Zalak questioned if Conditions could be added to this if approved. Mr. Minter stated Conditions can only be placed if initiated by the applicant through a Developer's Agreement.

In response to Chairman Bryant, Mr. Tillman advised that the applicant is willing to enter into a Developer's Agreement.

Mr. Minter advised that he is willing to work with the applicant to create a Developer's Agreement that would keep this property from being divided further without coming back before the Board. He stated the letter provided to the applicant from the Marion Baptist Association waives any rights under the reverter clause.

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to approve the zoning change from A-1 to R-1 with a Developer's Agreement not allowing further subdivision of the property, agreeing with Growth Services staff and the P&Z Commission, based on findings and recommendations that the proposed use will not adversely affect the public interest, is consistent with the Comprehensive Plan and is compatible with the surrounding land uses.

Commissioner Curry advised that he is unable to support the request because he does not feel it is consistent with the land use, is not consistent with the area or is in the public's best interest. He stated should this not pass he will do everything he can to try and find a reasonable alternative site.

In response to Mr. Weyrauch, Commissioner Zalak advised that the zoning change would go into effect once the Developer's Agreement is approved.

Chairman Bryant clarified that the church can continue to operate as is without anything further from the Board. Mr. Weyrauch concurred, noting this type of situation has not come before the Board to his knowledge.

The motion was approved by the Board by a vote of 4-1, with Commissioner Curry dissenting.

(Ed. Note: The Deputy Clerk was not provided a copy of the letter of support by the FBC or the Marion Baptist Association.)

Commissioner McClain out at 3:54 p.m.

Chairman Bryant advised that due to Commissioner Zalak needing to leave at 5:15 p.m. Agenda Item 1.2.4 will be addressed at this time.

Mr. Weyrauch advised that the applicant for Agenda Item 1.2.3 has requested the matter be continued.

Chairman Bryant advised that any public comment for Agenda Item 1.2.3 will be taken after Agenda Item 1.2.4 has been heard.

Commissioner Stone out at 3:56 p.m.

Commissioner McClain returned at 3:56 p.m.

**1.2.4. 250208ZP - Alluja, LLC, Zoning Change from Expired Planned Unit Development to Planned Unit Development for a Maximum Proposed Total of 310 Residential Units, 77.52 Acres, Parcel Account Number 15486-000-00, 3922 NE Jacksonville Road, Ocala, FL 34479**

The Board considered a petition by Alluja, LLC, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from an expired Planned Unit Development (PUD) to Planned Unit Development (PUD) for a maximum proposed total of 310 residential units, on an approximate 77.50 Acre Parcel, on Parcel Account Number 15486-000-00, Site Address 3922 NE Jacksonville Road, Ocala, FL 34479

**P&Z PUBLIC HEARING ON JANUARY 27, 2025**

**250208ZP Planning and Zoning Commission Recommendation**

Motion was made by Mr. Gaekwad, seconded by Mr. Bonner, to agree with staff's findings and recommendation, and recommend approval, with conditions, of the zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The motion passed, 4-3 with Mr. Behar, Mr. Heller, and Mr. Fisher dissenting.

Planner Kathleen Brugnoli, Growth Services, provided a brief overview of the request for a zoning change from Expired PUD to PUD. She advised that 91 notifications were sent out and as of this morning there were 16 letters of opposition.

Commissioner Stone returned at 3:58 p.m.

Ms. Brugnoli advised that the amenities provided would consist of walking trails, pickle ball court, playground, dog park, pocket park with seating and a club house ranging from 1,500 square feet (sf) to 2,000 sf.

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Ms. Brugnoli commented on the PUDs that have been approved in the nearby area. She advised that the Director of Student Assignment will provide information relating to the number of students the proposed PUD would generate (elementary 34, middle 14, high 23).

Chairman Bryant advised that the schools shown on the overhead screens are not correct, noting students from this area would attend Vanguard High School, Howard Middle School, and Oakcrest Elementary School.

Ms. Brugnoli advised that the applicant's traffic methodology was provided and approved as of January 16, 2025. The traffic study was submitted February 6, 2025 and is pending approval.

Chairman Bryant questioned if the traffic study is just based on the applicant's development or all of the development approved in the area. County Engineer Steve Cohoon, Office of the County Engineer (OCE), advised that the committed trips that were accounted for in the study were for Woodridge Place.

In response to Commissioner Zalak, Mr. Cohoon stated the current level of service (LOS) is "D".

In response to Commissioner Stone, Mr. Tillman advised that the Tri-Am RV Center is moving forward with their development. The current issue is the line for water and sewer has not been extended down the roadway; therefore, until that line is extended development cannot move forward.

Ms. Brugnoli advised that one of the recommendations made was that a northbound left turn lane was warranted on County Road 200A at driveway 1.

Ms. Brugnoli stated the closest ambulance and fire suppression response would be Station 1, which is located in Anthony and has a 6 minute travel time; the next closest would be Sparr with 13 minute travel time; followed by Rolling Greens and then Golden Ocala. She commented on the other potential PUDs that will also require Fire Rescue/Emergency Medical Services (EMS) Services in the area.

Deputy Chief Robert Graff, Marion County Fire Rescue (MCFR), advised that Fire Rescue/EMS is already at capacity in this area and additional resources are being considered.

In response to Commissioner McClain, Chief Graff advised that the Department is still in the planning process and the projects have not been budgeted yet.

Commissioner Zalak advised that the top 5 priority stations are not planned to be built in this area.

Commissioner Stone questioned when the station planned at the Fire College will be online. Fire Chief James Banta, MCFR, advised that in the growth plan the closest next station to this location would be Baldwin Ranch off of NW 63<sup>rd</sup> Street.

In response to Chairman Bryant, Chief Banta stated Baldwin Ranch station is currently not in the Capital Improvement Plan (CIP).

Chief Banta stated the station located at the Fire College (station 11) is not an additional station it is a rebuild of the current station that is right across the street. He advised that staff is in the final agreement stage with the State to work out the water and sewer agreements and some easement agreements.

In response to Commissioner Curry, Chief Banta advised that the Fire study is based on historical fire demands for this area.

General discussion ensued relating to Fire Rescue/EMS and MCSO capacity.

It was noted that Growth Services Department staff and the P&Z Commission recommends approval of the Special Use Permit with the following Conditions:

1. The PUD shall comply with the PUD Development Setbacks listed in Table 2 below

<b>TABLE 2. SETBACKS (IN FEET)</b>			
<b>Direction</b>	<b>Adjoining Use</b>	<b>Proposed</b>	<b>Recommended</b>
<b>North</b>	ROW	15'	15'
<b>South</b>	Residential Commercial	10'	10'
<b>East</b>	ROW	15'	15'
<b>West</b>	Residential	10'	10'

2. The PUD shall comply with the PUD Development Buffers listed in Table 3 below and as listed within the buffering plan provided.

<b>TABLE 3. BUFFERS</b>				
<b>Direction</b>	<b>Adjoining Use</b>	<b>Required</b>	<b>Proposed</b>	<b>Recommended</b>
<b>North</b>	ROW	15' C-Type	15' C-Type	Proposed
<b>South</b>	Residential Commercial	None	10' Modified C-Type	Proposed
<b>East</b>	ROW	15' C-Type	15' C-Type	Proposed
<b>West</b>	Residential	None	10' Modified C-Type	Proposed

3. A 6' privacy fence shall be included between the existing homes in the northeast corner of the PUD and the proposed homes.
4. The PUD shall be limited to a maximum of 310 detached single-family residences.
5. The PUD shall be developed consistent with the PUD plan provided.
6. A property owner's association OR the developer must care for and maintain all common areas used by residents of the subdivision as well as buffers, stormwater, and any other forms of infrastructure within the subdivision.
7. The 1500-2000 square foot amenity center shall be built concurrently with the residential development and be completed by CO of the 100<sup>th</sup> residential unit
8. Sidewalk to be provided internally as shown in the PUD site plan.
9. The DRA will be required hold the total stormwater runoff volume generated from the 100-year, 24-hour storm event, with no off-site discharge.
10. PUD site must comply with the County's LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels.
11. The PUD must meet the LDC requirement of a minimum of 20% improved open space.
12. The final PUD master plan must be brought back and heard by the Board of County Commissioners for final approval.
13. An approved Traffic Study shall be provided prior to final master plan approval.

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14. Developers Agreement (OR Book/Pages 04407/0793-07997) shall be adhered to or Developer's Agreement to be modified or terminated prior to PUD being brought back for final master plan approval.

Ms. Brugnoli advised of two additional Conditions added by staff after the report was generated, which are as follows:

- Developer will work with Landscape Review to preserve as many existing trees as possible for buffering plan in lieu of standard plantings.
- Water and sewer connection will be through Marion County Utilities and at Developer's expense.

In response to Chairman Bryant, Ms. Brugnoli advised that the previous PUDs expired in 2010 and 2014.

Commissioner Stone questioned if a market analysis was completed to support the need for this development. Ms. Brugnoli advised that staff was not made aware of one.

Jimmy Gooding, SE 36<sup>th</sup> Avenue, attorney on behalf of the applicant, advised that the current owner (John Rudnianyn) did not own the property when the previous PUDs were approved. The applicant purchased the property a year before the most recent PUD expired. He stated the subject property is within the UGB and has a Medium Residential land use assigned.

Mr. Gooding advised that the applicant did not receive a copy of the Fire Rescue/EMS report until Friday, February 14, 2025. He expressed concern with the Board placing a moratorium on development based on a fire deficiency that the applicant and the Board were unaware of prior.

Chairman Bryant advised that the Board's main concern is public safety; therefore, the availability of MCFR services has to be considered.

Mr. Gooding advised that he understands the need to consider public safety, but requested the information be provided prior to the day of the hearing.

Mr. Tillman presented a 64 page handout and provided a brief overview of the proposed development plan.

In response to Commissioner Zalak, Mr. Tillman advised that the clubhouse is listed at 1,500 sf to 2,000 sf, noting a pool is not being proposed.

Mr. Gooding opined that the Condition relating to the water and sewer is not necessary as it is already included in the County Code and requested the Board, at a minimum, include language allowing changes to be made without coming back before the Board for a zoning change.

Mr. Gooding advised that the schools servicing this development would be Oakcrest Elementary (74 percent (%) capacity), Howard Middle (70% capacity) and either North Marion High (67% capacity) or Vanguard High (90% capacity), which have enough capacity available.

Mr. Gooding stated there are 77 acres of farmland that is surrounded by residential development, noting the previous owner did not object to those developments. He advised of the advantages the proposed development will have such as connection to central utilities, amenities, sidewalks and buffers.

Commissioner Curry questioned if the applicant has performed a marketing analysis of the area and expressed concern with amount of approved projects that have not been developed in that area. Mr. Tillman commented on the projects that have moved forward and are under construction in the area.

General discussion ensued.

John Rudnianyn, NE 3<sup>rd</sup> Street, owner, advised that a market analysis was performed and the project already has a buyer (Ryan Homes).

Chairman Bryant clarified that the market analysis the Board is referring to would be for the individual units and not the entire property.

Mr. Rudnianyn stated the northeast portion of the County has always been underserved. He advised that this project is different from what is being offered in other projects in the area, noting there is a need.

Mr. Gooding commented on the builders associated with the surrounding development and advised that Ryan Homes would like to start building in Marion County. He opined that any builder would do research to determine if they can sell their product.

Chairman Bryant advised that the Board has to ensure that the infrastructure is planned appropriately to accommodate the approved developments. She stated this PUD has already expired twice, noting each time it comes back additional units are requested.

Mr. Gooding stated the traffic methodology was approved by the County.

Chairman Bryant opened the floor to public comment.

Percy Unger, NE 39<sup>th</sup> Lane, expressed concerns relating to traffic, safety and the impact the development will have on his view.

Linda Decker, NE 6<sup>th</sup> Court, commented on the traffic issues in the area and the proposed buffers. She urged the Board to deny the zoning request.

Michelle Gibson, NE 12<sup>th</sup> Street, advised that she chose to move to Ocala due to low crime, low hurricane impact, low risk of flooding, art, wildlife and the Ocala wetland recharge park. She expressed concern with the impact further development will have on the aquifer. Ms. Gibson opined that the buffer should be increased to 25 feet. She commented on the impact the development would have on MCSO and Fire Rescue/EMS. Janice Keller, NE 59<sup>th</sup> Street, expressed concern with the impact this development will have on the surrounding environment.

Renee Fink, NE 5<sup>th</sup> Terrace, did not appear when called upon to speak.

Dana Burgess, NE 41<sup>st</sup> Street, commented on the number of units potentially coming to the area and the impact it will have on wildlife, schools and emergency response times.

Caroline Hazeltine, NE 42<sup>nd</sup> Street, addressed all the development happening in the surrounding area and commented on the existing traffic and infrastructure issues. She advised that she is in opposition to the proposed subdivision.

Scott Jacob, NE 39<sup>th</sup> Street, expressed concerns related to traffic, the impact the development will have on the quality of life of existing residents and school capacity. He advised of an email sent to Commissioners containing a petition with 556 signatures opposing the proposed development.

Charlene Davis, NE 35<sup>th</sup> Loop, commented on the proposed density compared to existing neighborhoods, noting the plan presented is not compatible with the surrounding area. She expressed concerns relating to traffic, infrastructure, and the impact this will have on MCSO and Fire Rescue. Ms. Davis urged the Board to table the matter to allow more in time to address neighboring concerns.

Amy Shaw, NE 37<sup>th</sup> Street, advised that she opposes this zoning change due to all the already approved developments within the area and the lack of infrastructure. She expressed concern relating to the potential for existing residents to be required to connect to central water and sewer and for the impact on public safety services.

Denise Guynn, NE 49<sup>th</sup> Street, commented on the quality of the new homes being built compared to the generational homes existing in the area.

Charlie Hazeltine, NE 42<sup>nd</sup> Street, expressed concerns related to school capacity and

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public safety resources.

Joseph Walker, SE 54<sup>th</sup> Place, Ocklawaha, commented on public safety, sidewalks and litter.

Randy Brown, NE 39<sup>th</sup> Street, advised that should a residential fire break out in the proposed development it would take out multiple houses due to their close proximity to one another, noting this will create more of a burden on firefighters.

Sam Rose, NE 42<sup>nd</sup> Street, expressed opposition to the proposed development and urged the Board to deny the request.

Chairman Bryant advised that public comment is now closed.

In response to Chairman Bryant, Ms. Brugnoli advised that per the LDC a 15 foot Type "C" buffer is required along the northern and eastern property boundary lines abutting the right-of-way (ROW). She stated for the western and southern boundary line it is single family against single family; therefore, a buffer is not required. The applicant has offered to install a 10 foot modified Type "C" buffer, which is above what is required by the LDC. Commissioner Zalak advised that there a lot of great trees along the road and requested those try to be preserved.

Ms. Brugnoli stated an added Condition was for the developer to work with Landscape Review to preserve as many existing trees as possible.

Mr. Tillman advised that the applicant is not objecting to this Condition.

Chairman Bryant stated she is not in favor of the proposed density. Commissioner Zalak concurred.

Commissioner Zalak advised that the next 20 years of road infrastructure that is planned is located in District 2 and District 5 with the exception of 31<sup>st</sup>. He stated he is not in favor of having an LOS D in his district and opined that the requested density is too high.

A motion was made by Commissioner Zalak to deny the zoning change.

Commissioner McClain requested to have more discussion before making a decision.

Commissioner Zalak withdrew his motion for denial.

In response to Chairman Bryant, Mr. Tillman advised that the market was different when the previous PUDs were approved, noting it was also requested by a different owner.

General discussion ensued.

Commissioner McClain opined that it is not government's roll to slow, stop or to control the market. He expressed concern relating to public safety and infrastructure.

Commissioner McClain advised that based on the Comprehensive Plan this is consistent.

In response to Chairman Bryant, Commissioner McClain advised that 1 acre lots is not feasible, noting what is being proposed is Market housing.

General discussion resumed.

Mr. Tillman addressed a development previously approved was allowed 80 foot lots, which is what the Board has requested on the subject property. A cost analysis was performed and it was determined that it would not be a feasible lot cost.

Chairman Bryant stated this may not be the time to develop the property.

Commissioner McClain stated housing prices are not decreasing.

Chairman Bryant advised that in 2010 Marion County lost 40% of its property values, noting the market is very cyclical. She stated properties are staying on the market longer than they have been.

Commissioner Zalak urged the Board to not allow this density in his district.

In response to Commissioner Curry, Commissioner Zalak advised that based on the land use the applicant is owed 1 to 4 units per acre. He stated all the Board has to allow is 77 units.



Commissioner Curry commented on the Board's responsibility as it relates to growth and development in Marion County and how he determines the best way to vote on these issues. He opined that the density requested is too great and he will not be supporting the matter. Commissioner Curry addressed the market conditions over the past year.

A motion was made by Commissioner Zalak, seconded by Commissioner Curry, to deny the zoning change from expired PUD to PUD.

Mr. Gooding opined that high interest rates are slowing down the market. He advised that developers would rather build on larger lots, but the smaller lots are what people can afford to purchase. Mr. Gooding stated the County's website shows a PUD as an option for flexible lot sizes to achieve more affordable housing.

Mr. Gooding advised that 2.86 units per acre is the average for the surrounding area. He opined that 4 units per acre is compatible. Mr. Gooding stated this property is in the UGB and near the City of Ocala Boundary, which makes it the area this type of density should be encouraged.

Mr. Rudnianyn commented on the history of the site and the possible development that can take place without the PUD. He stated this is an infill project.

Mr. Rudnianyn advised that he is willing to table the matter to allow time to work out a plan that the Board is more comfortable with.

Commissioner Zalak advised that his motion still stands.

Chairman Bryant advised that PUDs were never intended to allow for higher densities. She stated a PUD allows the neighbors to know exactly what will be going on the property and how the property will look.

Mr. Rudnianyn withdrew the application.

In response to Chairman Bryant, Mr. Minter advised that the applicant can withdraw the application.

Commissioner Zalak excused at 5:40 p.m.

**1.2.3. 241209ZP - SW 60<sup>th</sup> Ave LLC, Zoning Change from General Agriculture (A-1) to Planned Unit Development to Allow for a Maximum Proposed Total of 73 Residential Units, ±27.12 Acres, Parcel Account Number 23834-001-01, Site Address 4805 SW 60<sup>th</sup> Avenue, Ocala, FL 34474**

The Board considered a petition by SW 60<sup>th</sup> Ave, LLC, for a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from General Agriculture (A-1) to Planned Unit Development (PUD) to allow for a maximum proposed total of 73 residential units, on an approximate 27.12 Acre Parcel, on Parcel Account Number 23834-001-01, Site Address 4805 SW 60<sup>th</sup> Avenue, Ocala, FL 34474

P&Z PUBLIC HEARING ON JANUARY 27, 2025

241209ZP Planning and Zoning Commission Recommendation

Motion was made by Mr. Behar, seconded by Mr. Gaekwad, to agree with staff's findings and recommendation, and recommend approval, with conditions, of the zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The motion passed, 6-1 with Mr. Heller dissenting.

Deputy Director Weyrauch, Growth Services, advised that the applicant is requesting to continue this matter to a date uncertain, noting the applicant will have to pay for

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readvertisements. He stated there are some issues between the applicant and staff pertaining to the buffers.

Miles Anderson, Miles Christian Anderson Consulting Engineers, Inc., East Silver Springs Boulevard, requested more time to work with staff to address concerns.

Chairman Bryant opened the floor to public comment.

Len Racippi, SW 85<sup>th</sup> Avenue, commented on the environmental impact and the violations over the years relating to the property. He recommended staff familiarize themselves with the Florida Department of Environmental Protection (DEP) Nexus information portal, which contains hundreds of files relating to this site.

Commissioner Curry questioned why DEP approved this site. Mr. Racippi stated DEP approved the site to be closed as a landfill. He advised that the proposed use is now residential, which is different than the carrying capacity of a landfill cover. Mr. Racippi commented on possible contaminants and risks associated with the project.

Marsha Armstrong, SW 52<sup>nd</sup> Street, did not appear when called upon to speak.

Douglas Shearer, South Highway 475, did not appear when called upon to speak.

Faith Hughes, NW 21<sup>st</sup> Street, did not appear when called upon to speak.

Chairman Bryant advised that public comment is now closed.

Mr. Anderson advised that there was a 5 year care on the property and DEP did fine the site in the initial stage. DEP has now approved the closure of the landfill. He stated as far as DEP is concerned the site has been closed and no further permitting requirements are necessary. Mr. Anderson addressed the stability of the ground, which was monitored through observation and resurveying. Borings will be done as the improvement plans move forward to review the depths of the debris and ensure everything is compacted correctly.

Mr. Weyrauch requested the matter be brought back before the Board within the next 6 months, noting if it does not come back prior to 6 months the applicant would have to start all over and pay for a new application.

Mr. Anderson stated the matter will come back before the Board sooner than 6 months.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to continue this matter no later than September 2025 without additional fees.

Mr. Weyrauch clarified that the applicant would have to pay the advertisement fees.

The motion was unanimously approved by the Board (4-0).

### **1.3. Adoption of Ordinance**

#### **1.3.1. 25-S03**

A motion was made by Commissioner Curry, seconded by Commissioner Stone, to adopt Ordinance 25-04 adopting Small Scale Comprehensive Plan Amendment No. 25-S03, agreeing with the Growth Services staff and the P&Z Commission recommendations, based on findings that the land use change will not adversely affect the public interest, is compatible with land uses in the surrounding area, is consistent with Chapter 163, FS and the Marion County Comprehensive Plan. The motion was unanimously approved by the Board (4-0).

Ordinance 25-04 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS  
OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING  
SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP  
SERIES OF THE MARION COUNTY COMPREHENSIVE PLAN:

25-S03, PARTNERS SELF STORAGE, LLC

+/- 6.0 ACRES  
PARCEL NO. 39169-000-00  
FROM MEDIUM RESIDENTIAL TO COMMERCIAL  
PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING  
FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR  
SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN  
EFFECTIVE DATE.

**1.3.2.** The Deputy Clerk presented Affidavits of Mailing and Posting of Notices received from Growth Services Director Charles Varadin and Deputy Clerk Mills-McAllister regarding petitions for rezoning and Special Use Permits heard earlier in the meeting. A motion was made by Commissioner Curry, seconded by Commissioner Stone, to adopt Ordinance 25-05 amending the Marion County Zoning Map pursuant to individual decisions made by the Board on each application heard in the public hearing. The motion was unanimously approved by the Board (4-0).

Ordinance 25-05 is entitled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF  
MARION COUNTY, FLORIDA, APPROVING REZONING AND SPECIAL  
USE PERMIT APPLICATIONS AND AUTHORIZING IDENTIFICATION ON  
THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

Chairman Bryant requested the Board consider moving the Monday zoning meetings start time from 1:30 p.m. to 1:00 p.m. going forward. It was the general consensus of the Board to agree.

There being no further business to come before the Board, the meeting thereupon adjourned at 5:52 p.m.

\_\_\_\_\_  
Kathy Bryant, Chairman

Attest:

\_\_\_\_\_  
Gregory C. Harrell, Clerk

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