

PLANNING AND ZONING COMMISSION
RECOMMENDATION REPORT
April 26, 2021

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 Zoning Department files for record purposes.

CONSENT AGENDA ITEMS:

The following items were recommended by staff for approval with conditions, there were no opposition letters within 300 feet and no opposition at the Planning and Zoning Commission meeting.

	ITEM	OWNER	FROM-TO	ACREAGE
1	210503Z	Thi Nguyen Rev. Living Trust	A-1 and Conditional B-5 to RC-1	11.67
2	210504Z	Harry Hatton Straker, Jr.	R-E to A-1	14.35
3	210506Z	Cyrus and Julie Lott	R-4 to A-1	9
4	210507Z	HTM Developers, LLC	PUD to R-1	1
5	210509Z	Robert and Karen Martel	R-1 to A-1	3.11
6	210510Z	Marguerite McDermott	R-1 to A-1	3.62
7	210511Z	Pamela DeBoer, Jill Langford ET AL, Jason, Justin and Jene DeBoer	B-2 to A-1	50
8	210514SU	Sokol Vineyards LLC	Renewal of Special Use Permit in A-1	1.3
9	210516SU	Dollar Tree Distribution Inc.	Special Use Permit in PUD	200.13

Motion was made by Robert Colen and seconded by Andy Bonner to agree with staff's findings and recommendation, and recommend approval of the following Consent Agenda items (210503Z, 210504Z, 210506Z, 210507Z, 210509Z, 210510Z, 210514SU and 210516SU) based on the following findings of fact:

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 5-0

210505Z – Jayne Ward, B-4 to M-1, 14.83 Acres. PULLED FROM CONSENT

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10. 210505Z- Jayne Ward

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 6= 0%

Planning and Zoning Commission Recommendation

Motion was made by Robert Colen seconded by Andy Bonner to agree with staff's findings and recommendation, and recommend approval of the requested 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 5 to 0

11. 210508Z- Jason and Crystal Reed

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 13= 0%

Planning and Zoning Commission Recommendation

Motion 1 was made by Jerry Lourenco to disagree with staff's findings and recommendation, and recommend approval if the requested zoning change. This motion died for lack of a second.

Motion 2 was made Andy Bonner seconded by Robert Colen to agree with staff's findings and recommendation, and recommend denial of the requested zoning change based on the following findings of fact:

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

The Motion passed 4 to 1 with Jerry Lourenco dissenting

12. 210513SU- Michael and Trudi Moore

WRITTEN OPPOSITION WITHIN 300 FEET 1 of 11= 9%

Planning and Zoning Commission Recommendation

Motion was made by Andy Bonner seconded by Michael Behar to agree with staff's findings and recommendation, and recommend approval of the requested special use permit 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 5 to 0

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13. 21-L01- James and Diane Schilling ET AL

WRITTEN OPPOSITION WITHIN 300 FEET 20 of 125= 16%

Planning and Zoning Commission Recommendation

Motion was made by Robert Colen seconded by Michael Behar to agree with staff's findings and recommendation, and recommend approval of the requested Large-Scale Land use 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 3 to 2 with Greg Lord and Andy Bonner dissenting

14. 210501Z- James and Diane Schilling ET AL

WRITTEN OPPOSITION WITHIN 300 FEET 20 of 125= 16%

Planning and Zoning Commission Recommendation

Motion was made Michael Behar seconded by Andy Bonner to disagree with staff's findings and recommendation, and recommend denial of the requested zoning change based on the following findings of fact:

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

The Motion passed 3 to 2 With Jerry Lourenco and Robert Colen dissenting

15. 210502Z- Maro Investment Ocala LLC. Rock Cloutier

WRITTEN OPPOSITION WITHIN 300 FEET 0 of 137= 0%

Planning and Zoning Commission Recommendation

Motion was made by Jerry Lourenco seconded by Robert Colen to disagree with staff's findings and recommendation, and recommend approval with alternative development conditions of the requested 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 3 to 2 with Michael Behar and Andy Bonner dissenting

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16. 210512Z- Flying Eagle Resources, LLC. Ursula Henning

WRITTEN OPPOSITION WITHIN 300 FEET 14 of 33= 42%

Planning and Zoning Commission Recommendation

Motion was made by Jerry Lourenco seconded by Andy Bonner to agree with staff's findings and recommendation, and recommend denial of the requested zoning change based on the following findings of fact:

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

The Motion passed 5 to 0