

Marion County

Planning & Zoning Commission

Action Summary

Monday, March 25, 2024

5:30 PM McPherson Governmental Campus
Auditorium

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

Pledge of Allegiance and Invocation

Call to Order

Rollcall

Present

Alternate Board Member Thomas Fisher,
Board Member Greg Lord, Board Member
Michael Behar, Board Member Jerry Lourenco,
Chairman Michael Kroitor, and Board Member
Andy Bonner

Absent

Vice Chair Danny Gaekwad, Board Member
James Bailey, and Alternate Board Member
William Heller

Acknowledgement of Proof of Publication and Mailing and Posting of Notice

1. [Proof of Publication](#)

Explanation of Procedure for Hearing Requests

1. Consider the Following Requests on Consent

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

Aye: 6

Nay: 0

Absent: 3

- 1.1. [240301SU - Jimmy and Kathleen Bryan, Special Use Permit to Allow for Three Horses in Single Family Dwelling \(R-1\), 2.97 Acres, Parcel Account Number 1802-017-032, Site Address 4729 SW Floral Court, Dunnellon 34431](#)
- 1.2. [240302SU - Marion County Public Safety, Special Use Permit to Allow for a 250' Tower, Single-Family Dwelling \(R-1\) Zone, 15.34 Acres, Parcel Account Number 8009-0000-00, Site Address 5950 SW 150TH LN](#)

- 1.3. [240303SU - Marion County Public Safety, Special Use Permit to Allow for a 250' Tower, Government Use \(G-U\) and Heavy Business \(B-5\) Zone, 36.46 Acres, Parcel Account Number 12841-001-00, Site Address 1701 NW 100 St., Ocala, FL 34475](#)
- 1.4. [240404ZC - Angela Hodges, Zoning Change from Regional Business \(B-4\) to Rural Residential \(RR-1\), for All Permitted Uses, 1.16 Acre Parcel, Parcel Account Number 2003-098-001, No Address Assigned](#)
- 1.5. [240407ZC - Domenic & Marianna Martelli, Zoning Change from Heavy Business \(B-5\) to General Agriculture \(A-1\), for All Permitted Uses, 265.28-acre Portion of a 703.98 Acre Tract, Parcel Account Numbers 21317-000-00 \(portion\) and 21317-000-01 \(portion\), Site Address 13123 SW 41st Pl, Ocala, FL 34481](#)
- 1.6. [240403SU - Verizon Wireless, Special Use Permit, to Allow Wireless Antenna Upgrade, Generator Installation, and Cabinet Installation at Existing Cell Tower Site, Multiple-Family Dwelling \(R-3\) Zone, 23.01 Acres, Parcel Account Number 9027-1818-01, site address 207 Midway Rd \(All Units\), Ocala, FL 34472 \(WITHDRAWN BY APPLICANT\)](#)

2. Consider the Following Individual Requests

- 2.1. [240401SU - Judith Romani and Jennifer Bowden, Special Use Permit to Allow for Rescue Kennel with up to 25 dogs in General Agriculture \(A-1\), 52.7 Acres, Parcel Account Number 12839-001-00, Site Address 3781 NW 100th Street, Ocala](#)

Item was Withdrawn by Applicant.

- 2.2. [240402SU - Nicole and Brett Woller, Special Use Permit to Allow for a Kennel and Five Goats, .79 Acres, Single Family Dwelling \(R-1\) Zone, Parcel Account Number 4218-253-005, Site Address 2735 SE 140 Place, Summerfield FL, 34491](#)

Motion by Board Member Fisher, to deny this agenda item. The motion failed for lack of second.

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

Aye: 5

Nay: 1

Absent: 3

- 2.3. [240405ZC - Wanda Roman, Zoning Change from Single-Family Dwelling \(R-1\) to Mixed Residential \(R-4\), for All Permitted Uses, 0.33 Acres, Parcel Account Number 9042-1672-01, Site Address 14610 SE 112th Place, Ocala, FL 32179](#)

Motion by Chairman Kroitor, second by Board Member Bonner, to

recommend for denial this agenda item. The motion carried by the following vote:

Aye: 5

Nay: 1

Absent: 3

- 2.4.** [240408ZC - Baldwin Angus Ranch, Zoning Change from Multiple-Family Dwelling \(R-3\) to General Agriculture \(A-1\), for All Permitted Uses, 17.59 Acres, Parcel Account Number 13492-003-00, Site Address 3221 NW 56th Street, Ocala, FL 34475](#)

Motion by Board Member Lourenco, second by Board Member Behar, to recommend for approval this agenda item. The motion carried by the following vote:

Aye: 5

Nay: 1

Absent: 3

- 2.5.** [240409ZP - Sabana Farms LLC, Zoning Change to Amend Existing Planned Unit Development \(PUD\), for All Permitted Uses, 47.8 Acres, Parcel Account Number, 13709-001-00 \(Portion\), Site Address 3718 NW 44th Ave, Ocala, FL 34482](#)

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

Aye: 6

Nay: 0

Absent: 3

- 2.6.** [24-S01 - Richard Bernasol, Small Scale Land Use Amendment from Public \(P\) to Commercial \(COM\), 5.39 Acres, Parcel Account Number 41489-000-00, Site Address Not Assigned](#)

Motion by Board Member Behar, second by Board Member Bonner, to recommend for approval this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

Absent: 3

- 2.7.** [240410ZC - Richard Bernasol, Zoning Change from General Agriculture \(A-1\) to Heavy Business \(B-5\), 5.39 Acres, Parcel Account Number 41489-000-00, Site Address Not Assigned](#)

Motion by Board Member Behar, second by Board Member Bonner, to recommend for approval this agenda item. The motion carried by the following vote:

Aye: 6

Nay: 0

Absent: 3

- 2.8. [240411ZP - Sun Golf, LLC, Zoning Change to Amend Existing Planned Unit Development \(PUD\), to Change 1.73 acres of Open Space to Five Single-Family Lots, 1.73-acre Portion of 189 Acre Parcel, Parcel Account Number 6200-002-002, No Address Assigned](#)

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

Aye: 6

Nay: 0

Absent: 3

3. Other Business

4. Review Minutes of Previous Meeting

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

Aye: 6

Nay: 0

Absent: 3

- 4.1. [February 26, 2024](#)