

Marion County

Planning & Zoning Commission

Action Summary

Wednesday, May 28, 2025

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

At 8:10PM, following the vote on Item 2.5, Board Member Danny Gaekwad left the meeting.

Present	Board Member Thomas Fisher, Chairman Greg Lord, Board Member Danny Gaekwad, Board Member Jerry Lourenco, Board Member Andy Bonner, and Donald Johnson
Absent	Board Member Michael Behar, and Vice Chair Michael Kroitor

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

Aye: 6

Nay: 0

- 1.1. **250601ZC - - Patricia D. Walter, Zoning Change from General Agriculture (A-1), Community Business (B-2), Heavy Business (B-5) to Rural Activity Center (RAC), 16.36 Acres, Parcel Account Number 31717-000-01, No Address Assigned**
- 1.2. **250602ZC - Javier Rodriguez and Zuleika Arizmendi, Zoning Change from Community Business (B-2) to Rural Residential (RR-1), 1.30 Acre Parcel, Parcel Account Number 14570-000-00, Site Address 8748 & 8750 NE Jacksonville Road, Anthony, FL 32617**

- 1.3. 250603ZC - George and Lisa Scott, Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 1.0 Acre, Parcel Account Number 3752-015-005, Site Address 6270 SE 88th Street, Ocala, FL 34472
- 1.4. 250604ZC - Belleview Property Holdings LLC, Zoning Change from General Agriculture (A-1) to Community Business (B-2), 1.59 Acre Tract, Parcel Account Numbers 45418-000-00 & 45415-000-00, Site Addresses 13210, 13214, & 13170 S US Highway 301, Belleview, FL 34420

2. Consider the Following Individual Requests

- 2.1. 250402SU - C.L.D. Properties, LLLP, Special Use Permit to Allow for a One 141-Bed Skilled Nursing and Memory Care Facility to be Developed, in a Community Business (B-2) Zone, 9.47 Acres, Parcel Account Number 35695-019-03, No Address Assigned

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

Aye: 6

Nay: 0

- 2.2. 250203ZC - Sumter Electric Cooperative, Inc., Zoning Change from General Agriculture (A-1) to Community Business (B-2), ±39.2 Acres, Parcel Account Number 41200-012-00, Site Address 12644 SW 16th Avenue (CR Hwy 475A), Ocala, FL 34473 [Continued from March 31, 2025, after being previously continued on January 27, 2025]

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

Aye: 6

Nay: 0

- 2.3. 250204SU - Sumter Electric Cooperative, Inc., Special Use Permit to Allow for Utility Company Service Yard Including Office Building, Warehouse, and Outdoor Equipment and Material Storage "Lay-down Yard," in a Community Business (B-2) Zone, 79.20 Acre Tract, Parcel Account Numbers 41200-012-00, 41200-020-00, and 41200-020-01, Site Addresses 12644, 12830, and 12940 SW 16th Avenue, Ocala, FL 34473 [Continued from March 31, 2025, after being previously continued on January 27, 2025]

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

Aye: 6

Nay: 0

- 2.4. **25-S06 - Gary W. Smallridge and 4 C Family Trust, LLC (484 Industrial, LLC), Small-Scale Land Use Amendment from Rural Land (RL) to Commerce District (CD), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 & 41520-101-04, No Addresses Assigned**
- Motion by Board Member Fisher, to deny this agenda item. The motion failed for lack of second.**
- Motion by Board Member Lourenco, second by Board Member Johnson, to approve this agenda item. The motion carried by the following vote:**
- Aye: 5**
- Nay: 1**
- 2.5. **250406ZC - Gary W. Smallridge and 4 C Family Trust, LLC (484 Industrial LLC), Zoning Change from General Agriculture (A-1) to Light Industrial (M-1), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 & 41520-101-04, No Addresses Assigned**
- Motion by Board Member Lourenco, second by Board Member Johnson, to approve this agenda item. The motion carried by the following vote:**
- Aye: 5**
- Nay: 1**
- 2.6. **25-S07 - Sandy Clay, LLC, Small-Scale Land Use Amendment from Public (P) to Medium Residential (MR), 15.52 Acres, Parcel Account Number 37896+000-01, No Address Assigned**
- Motion by Board Member Bonner, second by Board Member Lourenco, to approve this agenda item. The motion carried by the following vote:**
- Aye: 5**
- Nay: 0**
- Absent: 3**
- 2.7. **250605ZP - Sandy Clay LLC, Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) on ±15.52 Acres and to Amend a Previously Approved Planned Unit Development (PUD 230108ZP on ±104.23 Acres) to be Solely for Detached Single-Family Dwellings for a Maximum Proposed Total of 442 Residential Units, 119.75 Acre Tract, Parcel Account Numbers 37896+000-01 & 37896-000-00, No Addresses Assigned**
- Motion by Board Member Bonner, second by Board Member Johnson, to approve this agenda item with conditions. The motion carried by the following vote:**
- Aye: 5**
- Nay: 0**
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Absent: 3

- 2.8. 25-L01 - Golden Ocala Equestrian Land, LLC, et. al., Requests a Comprehensive Plan Large Scale Text Amendment to Amend Policy 2.1.28 - World Equestrian Center, Table 2-1 - Summary of Future Land Use Designations, and Policy 10.5.1 - Golden Ocala, Map 15.H - Golden Ocala, Multiple Address and/or No Addresses Assigned

Due to an incorrect legal notice, this item was continued date certain to the June 30, 2025, Planning and Zoning Meeting. No action required.

- 2.9. 25-L02 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large Scale Map Amendment to change Future Land Use Map on ±250.86-acre land from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned

Due to an incorrect legal notice, this item was continued date certain to the June 30, 2025, Planning and Zoning Meeting. No action required.

- 2.10. 250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to amend two existing Planned Unit Development (PUD) projects to combine the PUDs into a single united PUD and amend a portion of the united PUD to allow for an indoor/outdoor sports complex and event venue facility, along with establishing and modifying development standards for the new and existing uses, on a ±4,276.21 Acres consisting of 391 parcels, including, but not limited to, primary Parcel Identification Number of interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Address and/or No Addresses Assigned

Due to an incorrect legal notice, this item was continued date certain to the June 30, 2025, Planning and Zoning Meeting. No action required.

3. Other Business

4. Review Minutes of Previous Meeting

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

Aye: 5

Nay: 0

Absent: 3

4.1. April 28, 2025