

Marion County

Board of County Commissioners

Planning and Zoning

Action Summary

McPherson Governmental Campus
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

Monday, October 20, 2025

**1:30 PM McPherson Governmental Campus
Auditorium**

The Marion County Board of County Commissioners welcomes you to its Planning and Zoning meeting. All commission and zoning meetings are open to the public.

Pre-screening will be conducted upon entering the administrative building, located at 601 SE 25th Ave., Ocala, FL 34471.

As a courtesy to others, silence your cell phones and other electronic devices before entering the auditorium. If you need to take a call, please step outside.

PUBLIC COMMENTS

To encourage participation, ensure equal access to all participants and foster mutual respect, please follow these guidelines.

-BCC Planning and Zoning Meeting

-Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting.

Marion County staff is available throughout each meeting for your convenience.

Anyone requiring accommodations due to a disability or physical impairment should contact Marion County Administration at 352-438-2300 at least two (2) days before a meeting.

Agenda items are posted on Marion County's website, <https://www.marionfl.org>, before each board meeting. Click the "Agendas & Videos" link on the homepage to download the agenda packet and back-up documentation.

The Marion County Clerk of Court keeps the official minutes and audio recordings of commission meetings, workshops and public hearings. To request a copy of these materials, contact the Clerk's Office at 352-671-5622. Marion County streams video for most board meetings, workshops and public hearings (when applicable) live online through the county's website. These recordings are archived online after meetings, but DVDs can be requested by contacting Marion County Administration at 352-438-2300.

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
1:30 PM ROLL CALL
ANNOUNCEMENTS

Present Commissioner Kathy Bryant, Chairman Carl Zalak III, Commissioner Craig Curry, Commissioner Michelle Stone, and Vice Chair Matt McClain

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

Present Cover Documents from Planning and Zoning Commission Public Hearing

1.1 Planning and Zoning Consent Items:

- 1.11. 25-S13 - Stephen and Tasha Curry, Small Scale Land Use Change from Medium Residential (MR) to High Residential (HR), 0.53 Acre Parcel, Parcel Account Number 2304-022-028, No Address Assigned**

Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 1.11. The motion carried 5 / 0.

1.2. Planning and Zoning Items for Individual Consideration:

- 1.2.1. 251001SU - Carl (CJ) Kester, Post Commander of the Wall-Rives American Legion Post #58, Special Use Permit to Allow for an Outdoor Community Flea Market and Other Outdoor Events, in a Community Business (B-2) Zone, 1.69 Acre Parcel, Parcel Account Number 33607-001-00, Site Address 10730 S Highway 41, Dunnellon, FL 34432**

Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 1.2.1. The motion carried 5 / 0.

- 1.2.2. 251002SU - Meyer Welch Group, LLC, Special Use Permit to Allow for a Four-Thousand and Five Hundred (4,500) Square Foot Commercial Small Bay Warehouse, in a Community Business (B-2) Zone, 0.73 Acre Parcel, Parcel Account Number 8002-0054-01, No Address Assigned**

Motion by Vice Chair Zalak, second by Commissioner Stone, to deny agenda item 1.2.2. The motion carried 5 / 0.

- 1.2.3. 251004SU - Kevin and Barbara Marovich, Special Use Permit to Allow for a Mini Farm Operation, in a Single-Family Dwelling (R-1) Zone, 11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476**

Continuance for 90 days - 01/20/2026

Changes to special conditions, plans and locations

Motion by Commissioner McClain, second by Commissioner Curry, to continue agenda item 1.2.3. The motion carried 5 / 0.

1.3. Adoption of Ordinance

Motion by Commissioner Stone, second by Vice Chair Zalak, to approve agenda item 1.3. The motion carried 5 / 0.