

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, August 18, 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, and Vice Chair Matt McClain
Absent	Commissioner Michelle Stone

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:

Motion by Commissioner McClain, second by Commissioner Curry, to approve agenda items 1.1.1. and 1.1.2. The motion carried 4 / 0.

1.1.1. 25-S10 - Oak Run Associates, LTD., Small-Scale Land Use Change from High Residential (HR) to Commercial (COM), ±9.13 Acres, Parcel Account Number 7000-000-000, Site Addresses 11437, 11517, 11621, 11637, and 11641 SW 90th Terrace, Ocala, FL 34481, Oak Run Development of Regional Impact, Adjoining Oak Run Neighborhood 8-B Subdivision

1.1.2. 25-S11 - Jennifer Ellenburg, Small Scale Land Use Change from High Residential (HR) to Medium Residential (MR), 3.85 Acres, Parcel Account Number 9024-0000-01, No Address Assigned

1.2. Planning and Zoning Items for Individual Consideration:

1.2.1. 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 and 45415-000-00, Site Addresses 13210, 13214, and 13170 S US Highway 301, Belleview, FL 34420

Motion by Commissioner McClain, second by Commissioner Curry, to approve agenda item 1.2.1. The motion carried 4 / 0.

1.2.2. 250805ZC - Joseph Petrolino, Zoning Change from Mixed Residential (R-4) to Manufactured Housing Park (P-MH), 2.51 Acres, Parcel Account Number 3582-253-000, Site Address (ALL UNITS) 5727 SE 27th Avenue, Ocala, FL 34480

Motion by Vice Chair Zalak, second by Commissioner McClain, to deny agenda item 1.2.2. The motion carried 4 / 0.

Action Summary

- 1.2.3. 250806ZC - Brandon and Ashley Winter, Zoning Change from Single-Family Dwelling (R-1) Portion of the Property to Mixed Residential (R-4), ±0.65 Acre Portion of a ±0.93 Acre Parcel, Parcel Account Number 4988-001-001, No Address Assigned**

Motion by Commissioner McClain, second by Commissioner Curry, to approve agenda item 1.2.3. The motion carried 4 / 0.

- 1.3. Adoption of Ordinance**

Motion by Commissioner Curry, second by Vice Chair Zalak, to approve 1.3. agenda item. The motion carried 4 / 0.