

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, March 17, 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:

Motion by Vice Chair Zalak, second by Commissioner Stone, to approve agenda item 1.1.1. The motion carried 5 / 0.

- 1.1.1.** 250302SU - Ashley Castrenze, Brian Pedroza, and Sallee Horse Vans, Inc., Special Use Permit to Allow for Transportation Services Solely Related to the Transport of Horses and Livestock, in a General Agriculture (A-1) Zone, 10 Acres, Parcel Account Number 13091-000-00, Site Address 5152 W Highway 326, Ocala, FL 34482

1.2. Planning and Zoning Items for Individual Consideration:

- 1.2.1.** Repeal Marion County Resolution 24-R-677 and Ordinance No. 24-34 for 241210ZP - GPK Ocala One, LLC, Zoning Change from General Agriculture (A-1) to Planned Unit Development, ±39.36 Acres, Parcel Account Number 36640-004-00, No Address Assigned

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

- 1.2.2.** 250301SU - Sparr United Methodist Church, Inc., Special Use Permit to Allow for the Installation of Four (4) RV Spaces and Hook-ups, Providing Free Accommodations for Out-Of-Area Volunteers Assisting with Church and Community Service Projects, in a Regional Business (B-4) Zone, 1.07 Acres, Parcel Account Number 07836-001-00, Site Address 13130 NE Jacksonville Road, Citra, FL 32113

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

- 1.2.3.** 250107ZC - SUZIQ, LLC, Zoning Change from Heavy Business (B-5) to Mixed Residential (R-4) for a ±1.09 Acre Portion and a Zoning Change for an Additional ±1.09 Acre Portion from Mixed Residential (R-4) to Heavy Business (B-5), 26.30 Acres, Parcel Account Number 36887-000-00, Site Address 9110 S US Highway 441, Ocala, FL 34480

Motion by Commissioner Curry, second by Commissioner McClain, to approve agenda item 1.2.3. The motion carried by the following vote:

- 1.2.4.** 250303ZC - Gateway Properties, LLC, et al, Zoning Change from Light Industrial (M-1) to Heavy Industrial (M-2), 35.64 Acre Tract, Parcel Account Numbers 13708-000-06 and 13708-001-00, No Address Assigned

Motion by Commissioner Stone, second by Vice Chair Zalak, to continue agenda item 1.2.4. The motion carried 5 / 0.

- 1.2.5.** 25-S01 - 8640 SE 73 LLC, Small-Scale Land Use Change from Low Residential (LR) to Employment Center (EC), 4.42 Acres, Parcel Account Number 3564-023-000, Site Address 8640 SW 73rd Avenue, Ocala, FL 34476 (WITHDRAWN)

Withdraw

- 1.2.6.** 250109ZC - 8640 SE 73 LLC, Zoning Change from General Agriculture (A-1) to Regional Business (B-4), 4.42 Acre Parcel, Parcel Account Number 3564-023-000, Site Address 8640 SW 73rd Avenue, Ocala, FL 34476 (WITHDRAWN)

Withdraw

- 1.2.7.** 25-S02 - North Pointe Mobile Home Sales, LLC, Small-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Commercial to Employment Center, 2.26 Acres, Parcel Account Number 3564-032-000, Site Address 7265 SW Hwy 200, Ocala, Green Turf Acres Unrecorded Subdivision Lot 32 (Request Continued from January 13, 2025)

Motion by Commissioner Curry, second by Commissioner Stone, to deny agenda item 1.2.7. The motion carried 5 / 0.

- 1.2.8.** 250110ZC - North Pointe Mobile Home Sales, LLC, Rezoning Application from Community Business (B-2) to Regional Business (B-4), 2.26 Acres, Parcel Account Number 3564-032-000, Site Address 7265 SW Hwy 200, Ocala, Green Turf Acres Unrecorded Subdivision Lot 32 (Continued from January 13, 2025)

Motion by Commissioner Stone, second by Commissioner Curry, to deny agenda item 1.2.8. The motion carried 5 / 0.

1.3. Adoption of Ordinance

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