

# 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

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**Monday, January 13, 2025**

**9:00 AM McPherson Governmental Campus  
Auditorium**

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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.

Action Summary

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**CALL TO ORDER  
INVOCATION AND PLEDGE OF ALLEGIANCE  
9:00 AM ROLL CALL  
ANNOUNCEMENTS**

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

**1. PLANNING & ZONING AND DRC WAIVER REQUESTS - REQUEST PROOF OF PUBLICATION (AT 9:00 AM):**

Present Cover Documents from Planning and Zoning Commission Past Public Hearing

**1.1. Planning and Zoning Consent Items:**

**Motion by Vice Chair Zalak, second by Commissioner Stone, to approve agenda items 1.1.1. through 1.1.6. with the exception of 1.1.2. which was pulled for individual discussion. The motion carried 5 / 0.**

- 1.1.1.** 250102SU - Gavroche Fernandez, Special Use Permit to Increase the Maximum Number of Residents in An Assisted Living Facility from Six to Sixteen Residents in a Mixed Residential (R-4) Zone, 3.85 Acres, Parcel Account Number 21384-000-00, Site Address 3280 NW 16th Avenue, Ocala, FL 34475
- 1.1.2.** 250103SU - Troy Mann and Dena Futch, Special Use Permit for the Construction of One 40' X 40' Enclosed Accessory Structure Without A Primary Structure for Storage in a Mixed Residential (R-4) Zone, 0.38 Acres, Parcel Account Number 1132-012-003, Site Address 21478 NE 136th Street, Salt Springs, FL 32134

**This agenda item was pulled for individual discussion.**

**Motion by Vice Chair Zalak, second by Commissioner Curry, to approve agenda item 1.1.2. The motion carried 5 / 0.**

- 1.1.3.** 250104SU - Yohan Perez Hernandez and Lesli Cartagena, Special Use Permit to Allow for Parking of One Commercial Vehicle in General Agriculture (A-1) Zone, 3.50 Acres, Parcel Account Number 01745-001-01, Site Address 11250 NW 200th Street, Micanopy, FL 32667
- 1.1.4.** 250105ZC - Greene Ventures, LLC, Zoning Change from Regional Business (B-4) to Mixed Residential (R-4), 0.25 Acres, Parcel Account Number 08385-000-00, Site Address 1875 NE 128th Place, Anthony, FL 32617
- 1.1.5.** 250106ZC - Christine Riley & 2020 Sunshine Holdings, LLC, Zoning Change from Community Business (B-2) and Mixed Residential (R-4) to General Agriculture (A-1), 18.73 Acre Tract, Parcel Account Numbers 03063-001-00, 03063-002-00, and 03079-002-00, Site Addresses 5592 NW 185th Street, Reddick, FL 32686, 18400 N US Highway 441, Reddick, FL 32686, and No Address Assigned

- 1.1.6. 250108ZC - Lynn Padrica Wilson, Ricardo Wilson, and Leroy Wilson, Zoning Change from Light Industrial (M-1) Portion of the Property to General Agriculture (A-1), ±3.25 portion of a 9.0 Acre Parcel, Parcel Account Number 35838-000-00, Site Address 3050 SE 62nd Street, Ocala, FL 34480

**1.2. Planning and Zoning Items for Individual Consideration:**

- 1.2.1. Request to Rescind Zoning Case 241210ZP, GPK Ocala One, LLC, Rezoning from General Agriculture (A-1) to Planned Unit Development, and Authorize Staff to Accept a Resubmittal of the Zoning Case Application Waiving the Application Fee

Withdrawn due to procedural process, this item will return on to the Board on March 14 - 15, 2025.

**DIRECTION TO STAFF:** Keep the Merritt's posted during the process.

The applicant has withdrawn his application

- 1.2.2. 250101SU - Juan Manuel Rodriguez and Joselyn Lendor, Special Use Permit to Allow for Parking of Six Commercial Semi-Trucks and Six Semi-Truck Trailers in General Agriculture (A-1) and Residential Agriculture Estate (A-3) Zones, 26.26 Acre Tract, Parcel Account Numbers 3496-003-011 and 35300-107-00, Site Address 10640 SW 121st Avenue Road, Dunnellon, FL 34432

**Motion by Commissioner Stone, second by Commissioner McClain, to deny agenda item 1.2.2. The motion carried 5 / 0.**

- 1.2.3. 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 (APPLICANT REQUESTS CONTINUATION)

**Motion by Commissioner McClain, second by Commissioner Stone, to continue agenda item 1.2.3. until March 17, 2025. The motion carried 4 / 1.**

- 1.2.4. 250109ZC - 8640 SE 73 LLC., Zoning Change from General Agriculture (A-1) to Regional Business (B-4), 4.42 Acres, Parcel Account Number 3564-023-000, Site Address 8640 SW 73rd Avenue, Ocala, FL 34476 (APPLICANT REQUESTS CONTINUATION)

**Motion by Commissioner McClain, second by Commissioner Stone, to continue agenda item 1.2.4. until March 17, 2025. The motion carried 4 / 1.**

- 1.2.5. 25-S02 - North Pointe Mobile Home Sales, LLC., Small-Scale Land Use Change from Commercial (COM) to Employment Center (EC), 2.26 Acres, Parcel Account Number 3564-032-000, Site Address 7265 SW Highway 200, Ocala, FL 34476 (APPLICANT REQUESTS CONTINUATION)

**Motion by Commissioner McClain, second by Commissioner Stone, to continue agenda item 1.2.5. until March 17, 2025. The motion carried 4 / 1.**

- 1.2.6. 250110ZC - North Pointe Mobile Home Sales, LLC., Zoning Change from Community Business (B-2) to Regional Business (B-4), 2.26 Acres, Parcel

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Account Number 3564-032-000, Site Address 7265 SW Highway 200, Ocala, FL 34476 (APPLICANT REQUESTS CONTINUATION)

**Motion by Commissioner McClain, second by Commissioner Stone, to continue agenda item 1.2.6. until March 17, 2025. The motion carried 4 / 1.**

- 1.2.7.** 241211ZP - Todd Rudnianyn, Manager for Highway 27 West, LLC., Rezoning Request for Planned Unit Development Amendment for the Longleaf Park Planned Unit Development (fka Quail Preserve PUD) to Allow for the Project to Connect to the City of Ocala Utilities in Lieu of Marion County Utilities, 11.37 Acre Portion of an 18.98 Acre Parcel, Parcel Account Number 21602-000-00, No Address Assigned, Immediately West of the Quail Meadow Subdivision

**Motion by Commissioner McClain, second by Commissioner Stone, to continue agenda item 1.2.7. until April 14, 2025. The motion carried 5 / 0.**

- 1.2.8.** 240409ZP - Sabana Farms LLC, Master Plan Approval for Planned Unit Development for a Proposed Maximum of 205 Single-Family Home Sites, on 47.28 Acres, Parcel Account Number, 13709-001-01, No Address Assigned

**Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda item 1.2.8. The motion carried 5 / 0.**

**1.3. Adoption of Ordinance**

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