

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, July 21, 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: NONE

1.2. Planning and Zoning Items for Individual Consideration:

1.2.1. 231007ZP - Westwood Trails Planned Unit Development FKA Fun N Games or Vila Verde, Final Master Plan Approval for Planned Unit Development Approved in Resolution 23-R-478, 18.13 Acre Parcel, Parcel Account Number 35461-000-00, 7875 SW 75th Ave. The Planned Unit Development was Approved for 72 Single-Family Homes

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

1.2.2. 25-S09 - Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC, Small-Scale Land Use Change from Rural Land (RL) to Commercial (COM), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned

Motion by Commissioner Curry, second by Commissioner McClain, to approve 1.2.2. agenda item. The motion carried 5 / 0.

1.2.3. 250705ZC - Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC, Zoning Change from General Agriculture (A-1) to Recreation Vehicle Park (P-RV), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned, Accompanied by a Developer's Agreement (25-DA02) Proposed in Addition to this Zoning Change Request

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

1.2.4. 25-L01 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

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

- 1.2.5. 25-L02 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres 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**

Motion by Commissioner Stone, second by Vice Chair Zalak, to approve 1.2.5. agenda item. The motion carried 5 / 0.

1.3. Adoption of Ordinance

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