



# Marion County

## Board of County Commissioners

### Planning and Zoning

#### Meeting Agenda

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

District 1 – Craig Curry, Commissioner  
District 2 – Kathy Bryant, Chairman  
District 3 – Matt McClain, Commissioner  
District 4 – Carl Zalak, III, Vice-Chair  
District 5 – Michelle Stone, Commissioner

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**Monday, February 17, 2025**

**1:30 PM**

**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.

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

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

[Present Cover Documents from Planning and Zoning Commission Past Public Hearing](#)

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

**1.1.1.** [250206ZC - Outland Oaks, LLC, Zoning Change from Single-Family Dwelling \(R-1\) to Rural Residential \(RR-1\), ±0.35 Acres, Parcel Account Number 06189-001-00, Site Address 4882 NW 165th Street, Reddick, FL 32686](#)

**1.1.2.** [25-S03 - Partners Self Storage, LLC, Small Scale Land Use Amendment from Medium Residential \(MR\) to Commercial \(COM\), 6.0 Acres, Parcel Account Number 39169-000-00, Site Address 7655 East Highway 25, Belleview, FL 34420](#)

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

**1.2.1.** [250202SU - Springs Plaza Once, LLC, Special Use Permit to Allow for Package Sales of Alcoholic Beverages Within 500' of a Religious Institution, in a Community Business \(B-2\) Zone, 3.65 Acres, Parcel Account Number 9015-0197-02, Site Address 9413 SE Maricamp Road, Ocala, FL 34472](#)

**1.2.2.** [250205ZC - The Church at Westwood of Ocala, Inc., Zoning Change from General Agriculture \(A-1\) to Single-Family Dwelling \(R-1\), ±10.0 Acres, on Parcel Account Number 21629-001-01, Site Address 1700 NW 60th Avenue, Ocala, FL 34482](#)

**1.2.3.** [241209ZP - SW 60th Ave LLC, Zoning Change from General Agriculture \(A-1\) to Planned Unit Development to Allow for a Maximum Proposed Total of 73 Residential Units, ±27.12 Acres, Parcel Account Number 23834-001-01, Site Address 4805 SW 60th Avenue, Ocala, FL 34474](#)

**1.2.4.** [250208ZP - Alluja, LLC, Zoning Change from Expired Planned Unit Development to Planned Unit Development for a Maximum Proposed Total of 310 Residential Units, 77.52 Acres, Parcel Account Number 15486-000-00, 3922 NE Jacksonville Road, Ocala, FL 34479](#)

**1.3. Adoption of Ordinance**