

Marion County

Planning & Zoning Commission

Action Summary

Monday, July 28, 2025

5:30 PM McPherson Governmental Campus
Auditorium

Hearing Assistance Devices are available for use during the Public Hearing. Please ask any staff member to assist you.

Pledge of Allegiance and Invocation

Call to Order

Acknowledgement of Proof of Publication and Mailing and Posting of Notice

Proof of Publication

Explanation of Procedure for Hearing Requests

1. Consider the Following Requests on Consent

Motion by Board Member Behar, second by Board Member Bonner, to approve the consent agenda as amended. The motion carried by the following vote:

Aye: 5

Nay: 0

- 1.1. 250801SU - Pastor Rocky Shrable, on Behalf of the Applicant Wings of Faith Fellowship, Special Use Permit to Allow for the Operation of a One Hundred and Twenty Student (120) K-5 Private School and Learning Center on the Church Campus, in a Single-Family Dwelling (R-1) Zone, 4.10 Acres, Parcel Account Number 9021-0000-03, Site Address 5066 SE 64th Avenue Road, Ocala, FL 34472
- 1.3. 250803SU - Vikings, LLC, Special Use Permit to Allow for the Ongoing Use of the Temporary Golf Pro-Shop Facility, in a Planned Unit Development (PUD) Zone, 1.77 Acre Tract, Parcel Account Numbers 34546-122-00 and 34546-123-00, Site Address 6933 SW 179th Avenue Road, Dunnellon, FL 34432
- 1.4. 250804SU - Clifford Mynes and Suzi X, Special Use Permit to Allow for a Private Family Burial of Two (2) Plots, in a General Agriculture (A-1) Zone, 10.98 Acres, Parcel Account Number 39636-001-05, Site Address 9030 SE 170th Avenue Road, Ocklawaha, FL 32179

- 1.6. 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
- 1.7. 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

2. Consider the Following Individual Requests

- 1.2. 250802SU - Partners Self Storage, LLC, Special Use Permit to Allow for Outdoor Storage of RVs, Boats, and Trailers, in a Community Business (B-2) Zone, 11.0 Acre Tract, Parcel Account Numbers 39169-000-00 & 39169-003-00, Site Address 7655 E Highway 25, Belleview, FL 34420

Item Pulled from Consent

Motion by Vice Chair Kroitor, second by Board Member Bonner, to approve this agenda item with conditions. The motion carried by the following vote:

Aye: 5

Nay: 0

- 1.5. 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

Item Pulled from Consent

Motion by Board Member Bonner, second by Vice Chair Kroitor, to approve this agenda item. The motion carried by the following vote:

Aye: 5

Nay: 0

- 2.1. 250502SU - Jacquelyn Brady and Fish Hawk Spirits, LLC, Special Use Permit to Allow for the Operation of an Artisanal Micro-Distillery, in a General Agriculture (A-1) Zone, 2.13-Acre Tract, Parcel Account Numbers 2091-008-002 and 2091-008-003, Site Address 16350 SW 20th Lane, Ocala, FL 34481

Motion by Board Member Behar, second by Board Member Bonner, to deny this agenda item. The motion carried by the following vote:

Aye: 5

Nay: 0

- 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 Board Member Behar, second by Board Member Bonner, to deny this agenda item. The motion carried by the following vote:

Aye: 5

Nay: 0

3. Other Business

4. Review Minutes of Previous Meeting

Motion by Board Member Behar, second by Board Member Bonner, to approve this agenda item. The motion carried by the following vote:

Aye: 5

Nay: 0

- 4.1. **June 30, 2025**