

# 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, April 14, 2025**

**1:00 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  
1:00 PM ROLL CALL  
ANNOUNCEMENTS**

**Present**

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

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

1.1. Present Cover Documents from Planning and Zoning Commission Public Hearing

**1.1 Planning and Zoning Consent Items:**

**Motion by Commissioner Stone, second by Commissioner Curry, to approve agenda items 1.1.1. through 1.1.4. with the exception of 1.1.5. The motion carried 5 / 0.**

1.1.1. 250401ZC - BamCore-Florida LLC, Zoning Change from Multiple-Family Dwelling (R-3) to Light Industrial (M-1), 2.77 Acres Parcel, Parcel Account Number 9030-0727-01, No Address Assigned

1.1.2. 250403ZC - Java Homes Investment, LLC, Zoning Change from Regional Business (B-4) to Rural Residential (RR-1), 0.23 Acre Parcel, Parcel Account Number 2003-098-013, Site Address 15460 SW 41st Street Road, Ocala, FL 34481

1.1.3. 250404ZC - WD Holt, LLC, and Natcho Properties, LLC, Zoning Change from Rural Commercial (RC-1) to Regional Business (B-4), ±2.05 Portion of a ±19.19 Acre Parcel, Parcel Account Number 41504-000-00, Site Address 1950 SE Highway 484, Belleview, FL 34420

1.1.4. 250405SU - WD Holt, LLC, and Natcho Properties, LLC, Special Use Permit to Allow Outdoor Storage of Plumbing Pipe in a Regional Business (B-4) Zone, ±2.05 Portion of a ±19.19 Acre Parcel, Parcel Account Number 41504-000-00, Site Address 1950 SE Highway 484, Belleview, FL 34420

1.1.5. 250407ZP - Southeast 73rd Avenue, LLC, Zoning Change from Planned Unit Development to Planned Unit Development to Amend the Existing Planned Unit Development to Eliminate Required Vegetative Buffering and Replace with Only 6' High Privacy Fences, Add One Additional Lot to the Planned Unit Development for a Total of 159 Units, and Modify Location and Type of Amenities, 39.94 Acre Parcel, Parcel Account Number 48347-000-00, Site Address 16205 SE 73rd Avenue, Summerfield, FL 34491

**Motion by Vice Chair Zalak, second by Commissioner McClain, to approve agenda item 1.1.5. The motion carried 5 / 0.**

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

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- 1.2.1.** 250203ZC - Sumter Electric Cooperative, Inc., Zoning Change from General Agriculture (A-1) to Community Business (B-2), ±39.2 Acres, Parcel Account Number 41200-012-00, Site Address 12644 SW 16th Avenue (CR Hwy 475A), Ocala, FL 34473 (No Action - Continued by Planning and Zoning Commission to their May 28, 2025 Meeting)

**Agenda item 1.2.1. was continued by Planning and Zoning Commission to their May 28, 2025 Meeting.**

- 1.2.2.** 250204SU - Sumter Electric Cooperative, Inc., Special Use Permit to Allow for an Office, Warehouse, and Outdoor Storage in a Community Business (B-2) Zone, 79.20 Acres, Parcel Account Numbers 41200-012-00, 41200-020-00, and 41200-020-01, Site Addresses 12644, 12830, and 12940 SW 16th Avenue, Ocala, FL 34473 (No Action - Continued by Planning and Zoning Commission to their May 28, 2025 Meeting)

**Agenda item 1.2.2. was continued by Planning and Zoning Commission to their May 28, 2025 Meeting.**

- 1.2.3.** 241211ZP - Highway 27 West, LLC, c/o Todd Rudniansyn, Manager, Zoning Change from Planned Unit Development to Planned Unit Development to Amend the Existing 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, on a 11.31 Acre Portion of an 18.98 Acre Parcel, Parcel Account Number 21602-000-00, No Address Assigned

**Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 1.2.3. The motion carried 4 / 1.**

**1.3. Adoption of Ordinance**

**Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda item 1.3. The motion carried 5 / 0.**