



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, Commissioner
District 3 – Matt McClain, Vice-Chair
District 4 – Carl Zalak, III, Chairman
District 5 – Michelle Stone, Commissioner

Wednesday, June 17, 2026

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

1. PLANNING & ZONING - 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. [260604SU - Solfan LLC, Requests a Special Use Permit to Allow Alkaline Hydrolysis for Domestic Animals and Small Livestock Within a Community Business \(B-2\) Zone, 1.55 Acre, Parcel 02938-000-00, 19241 N US HWY 441, Reddick, FL 32686](#)

1.2.2. [26-S03 - The Deltona Corporation, Land Use Change, for Two Sites from Preservation \(PR\) to Commercial \(COM\), Totaling ±0.29 Acres Within the Marion Oaks Vested Development of Regional Impact, Consisting of ±0.15 acres East of Marion Oaks Course and ±0.14 acres West of Marion Oaks Course, Portions of Two Tracts Totaling Approximate ±7.48 Acre Tract, on Parcel Numbers 8007-0000-08 and 8007-000-10, No Address Assigned](#)

1.2.3. [260507ZC - The Deltona Corporation, Zoning Change, from Single-Family Dwelling \(R-1\) to Community Business \(B-2\) Zone, For All Permitted Uses, Totaling ±0.29 Acres Within the Marion Oaks Vested Development of Regional Impact, Consisting of ±0.15 acres East of Marion Oaks Course and ±0.14 acres West of Marion Oaks Course, Portions of Two Tracts Totaling Approximate 7.48 Acres, on Parcel Numbers 8007-0000-08 and 8007-000-10, No Address Assigned](#)

1.2.4. [260508BL - The Deltona Corporation, Binding Letter of Modification \(BLIM\) to a Binding Letter of Interpretation for Vested Rights \(BLIVR\) for the Marion Oaks Vested Development of Regional Impact to Allow the Subject Properties to be Used for Commercial Purposes Including Access to Adjacent Commercial Lands, Consisting of ±0.15 Acres East of Marion Oaks Course and ±0.14 Acres West of Marion Oaks Course, Portions of Two Tracts Totaling Approximately 7.48 Acres, on Parcel Numbers 8007-0000-10 and 8007-0000-08, No Address Assigned AND Consideration of a Request for County to Participate in a Joinder in Amendment to, and Partial Release of Tracts Subject to, Declaration of Restrictions \(Green Belt\) on Parcel Numbers 41200-056-06 \(pt\), 8007-0000-01, 8007-0000-03, 8007-0000-05 \(pt\), 8007-0000-08, 8007-0000-10, 8007-0000-11, 8007-0000-13, 8007-0000-18, 8007-0000-19, 8007-0000-22, 8007-0000-23, 8007-0001-23, 8007-0000-24, 8007-0000-25, 8007-0000-26, 8007-0001-26, and 8007-1099-02 \(pt\)](#)

1.3. Adoption of Ordinance