

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, September 15, 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
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:

1.1.1. 250901SU - Yandy & Ismary Fernandez, Special Use Permit to Allow for the Parking of One (1) Commercial Vehicle and Trailer, in a Single-Family Dwelling (R-1) Zone, 0.86 Acres, on Parcel Account Number 3529-079-020, Site Address 10330 SW 139th Court, Dunnellon, FL 34432

Motion by Chairman Zalak, second by Commissioner Curry, to deny 1.1.1. agenda item. The motion carried 3 / 2.

1.1.2. 250904ZC - Richard Taylor, Zoning Change from Single-Family Dwelling (R-1) to Community Business (B-2), 2.38 Acres, Parcel Account Number 1470-002-005, No Address Assigned

Motion by Vice Chair McClain, second by Commissioner Curry, to approve 1.1.2. agenda item. The motion carried 5 / 0.

1.1.3. 250905ZC - Solarium Properties LLC, Zoning Change from Expired Planned Unit Development (PUD 000901Z) to Heavy Business (B-5), 20.90 Acres, Parcel Account Number 36943-000-00, No Address Assigned

Motion by Commissioner Curry, second by Chairman Zalak, to deny 1.1.3. agenda item. The motion carried 3 / 2.

1.2. Planning and Zoning Items for Individual Consideration:

1.2.1. 250902SU - Cesar E. Amparo, Special Use Permit to Allow for the Parking of Seven (7) Commercial Vehicles and Nine (9) Commercial Trailers, in a General Agriculture (A-1) Zone, 1.0 Acres, on Parcel Account Number 44602-000-01, Site Address 14290 S Highway 475, Summerfield, FL 34491

Motion by Chairman Zalak, second by Commissioner Curry, to deny 1.2.1. agenda item. The motion carried 5 / 0.

- 1.2.2. 250906ZC - Black Marlin Capital, LLC, Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 13.33 Acres, Parcel Account Number 37905-003-00, No Address Assigned

Agenda Item was withdrawn

- 1.2.3. 25-S12 - Wilbert and Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin, Land Use Change from Low Residential (LR) to Medium Residential (MR), 7.70 Acre Tract, Parcel Account Numbers 23303-002-00 and 23303-000-04, No Address Assigned

Motion by Vice Chair McClain, second by Commissioner Stone, to approve 1.2.3. and 1.2.4. agenda items. The motion carried 3 / 2.

- 1.2.4. 250907ZP - Wilbert and Juanita Williams, Trustees of the Williams Family Trust, and Starlin and Cora Martin, and Homestead Villas, LLC, Zoning Change from General Agriculture (A-1) and Mixed Residential (R-4) to Planned Unit Development, 12.77 Acre Tract, Parcel Account Numbers 23303-002-00, 23303-000-04 and 23204-002-00, Site Address 550 NW 73rd Terrace, Ocala, FL 34482

1.3. Adoption of Ordinance

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