

# 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, June 16, 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):**

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 1.1.3. with the exception of 1.1.4. which was pulled for individual consideration. The motion carried 5 / 0.**

- 1.1.1.** 250601ZC - Patricia D. Walter, Zoning Change from General Agriculture (A-1), Community Business (B-2), and Heavy Business (B-5) to Rural Activity Center (RAC), 16.36 Acre Parcel, Parcel Account Number 31717-000-01, No Address Assigned
- 1.1.2.** 250602ZC - Javier Rodriguez and Zuleika Arizmendi, Zoning Change from Community Business (B-2) to Rural Residential (RR-1), 1.30 Acre Parcel, Parcel Account Number 14570-000-00, Site Address 8748 & 8750 NE Jacksonville Road, Anthony, FL 32617
- 1.1.3.** 250603ZC - George and Lisa Scott, Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), 1.0 Acre Parcel, Parcel Account Number 3752-015-005, Site Address 6270 SE 88th Street, Ocala, FL 34472
- 1.1.4.** 250604ZC - Belleview Property Holdings LLC, Zoning Change from General Agriculture (A-1) to Community Business (B-2), 1.59 Acre Tract, Parcel Account Numbers 45418-000-00 and 45415-000-00, Site Addresses 13210, 13214, and 13170 S US Highway 301, Belleview, FL 34420

**Agenda item 1.1.4. was pulled for individual consideration.**

**Motion by Commissioner Stone, second by Commissioner Curry, to continue agenda item 1.1.4. The motion carried 5 / 0.**

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

- 1.2.1.** 250203ZC - Sumter Electric Cooperative, Inc., Zoning Change from General Agriculture (A-1) to Community Business (B-2), ±39.20 Acres, Parcel Account Number 41200-012-00, Site Address 12644 SW 16th Avenue (CR Hwy 475A), Ocala, FL 34473

**Motion by Commissioner Stone, second by Commissioner McClain, to approve agenda item 1.2.1. The motion carried 5 / 0.**

- 1.2.2.** 250204SU - Sumter Electric Cooperative, Inc., Special Use Permit to Allow for Utility Company Service Yard Including Office Building, Warehouse, and Outdoor Equipment and Material Storage "Lay-down Yard," in a Community Business (B-2) Zone, 79.20 Acre Tract, 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

**Motion by Commissioner Stone, second by Vice Chair Zalak, to approve agenda item 1.2.2. The motion carried 5 / 0.**

- 1.2.3.** 25-S06 - Gary W. Smallridge and 4 C Family Trust, LLC, Small-Scale Land Use Amendment from Rural Land (RL) to Commerce District (CD), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 and 41520-101-04, No Addresses Assigned

**Motion by Commissioner McClain, second by Commissioner Stone, to approve agenda item 1.2.3. The motion carried 5 / 0.**

- 1.2.4.** 250406ZC - Gary W. Smallridge and 4 C Family Trust, LLC, Zoning Change from General Agriculture (A-1) to Light Industrial (M-1), 30.21 Acre Tract, Parcel Account Numbers 41520-001-04 and 41520-101-04, No Addresses Assigned

**Motion by Commissioner McClain, second by Commissioner Curry, to continue agenda item 1.2.4. The motion carried 5 / 0.**

**1.3. Adoption of Ordinance**

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