

# **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, May 19, 2025**

**1:00 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**

**1:00 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 1.1.4. The motion carried by 5 / 0.**

- 1.1.1. 250501SU - Vesna Palushaj, on behalf of AKNB, LLC, Special Use Permit to Allow for the Sale and Consumption of Beer and Wine in a Full-Service Restaurant Within 1,000' of a Religious Institution in a Community Business (B-2) Zone, 1.28 Acre Parcel, on Parcel Account Number 31856-006-01, Site Address 5855 SE 5th Street, Ocala, FL 34472
- 1.1.2. 250503ZC - Sarah Meier, Zoning Change from Community Business (B-2) Portion of the Parcel to General Agriculture (A-1), ±5.36 Acre Portion of a 10.56 Acre Parcel, Parcel Account Number 05786-003-01, No Address Assigned
- 1.1.3. 250504ZC - Billie L. Armstrong, Zoning Change from Community Business (B-2) to Single-Family Dwelling (R-1), ±1.43 Acre Parcel, Parcel Account Number 9019-0000-05, No Address Assigned
- 1.1.4. 250505ZC - Gary and John Martin, Zoning Change from Mixed Residential (R-4) to Rural Residential (RR-1), ±4.60 Acres, Parcel Account Number 3499-003-116, Site Address 10850 SW 105th Avenue, Ocala, FL 34481

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

- 1.2.1. 250506ZC - Moser Family Trust, Zoning Change from General Agriculture (A-1) to Residential Estate (R-E), 9.05 Acre Parcel, Parcel Account Number 41409-006-09, Site Address 4480 SE 120th Street, Bellevue, FL 34420

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

- 1.2.2. 250507ZP - Lake Louise, LLC, Zoning Change from Single-Family Dwelling (R-1) to Planned Unit Development to Allow for a Maximum Proposed Total of 151 Residential Units, 9.51 Acre Tract, Parcel Account Numbers 3060-007-004 and 3060-004-001, No Addresses Assigned

---

**Motion by Vice Chair Zalak, second by Chairman Bryant, to deny agenda item 1.2.2. The motion passed 3 / 2.**

**1.3 Adoption of Ordinance**

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